



SITE DEVELOPMENT PLANS OF MCCRANEY GARRET BUILDING 4 GARDEN CITY, GEORGIA

PREPARED FOR:
MCCRANEY PROPERTY COMPANY
2257 VISTA PARKWAY #15
WEST PALM BEACH, FL 33411

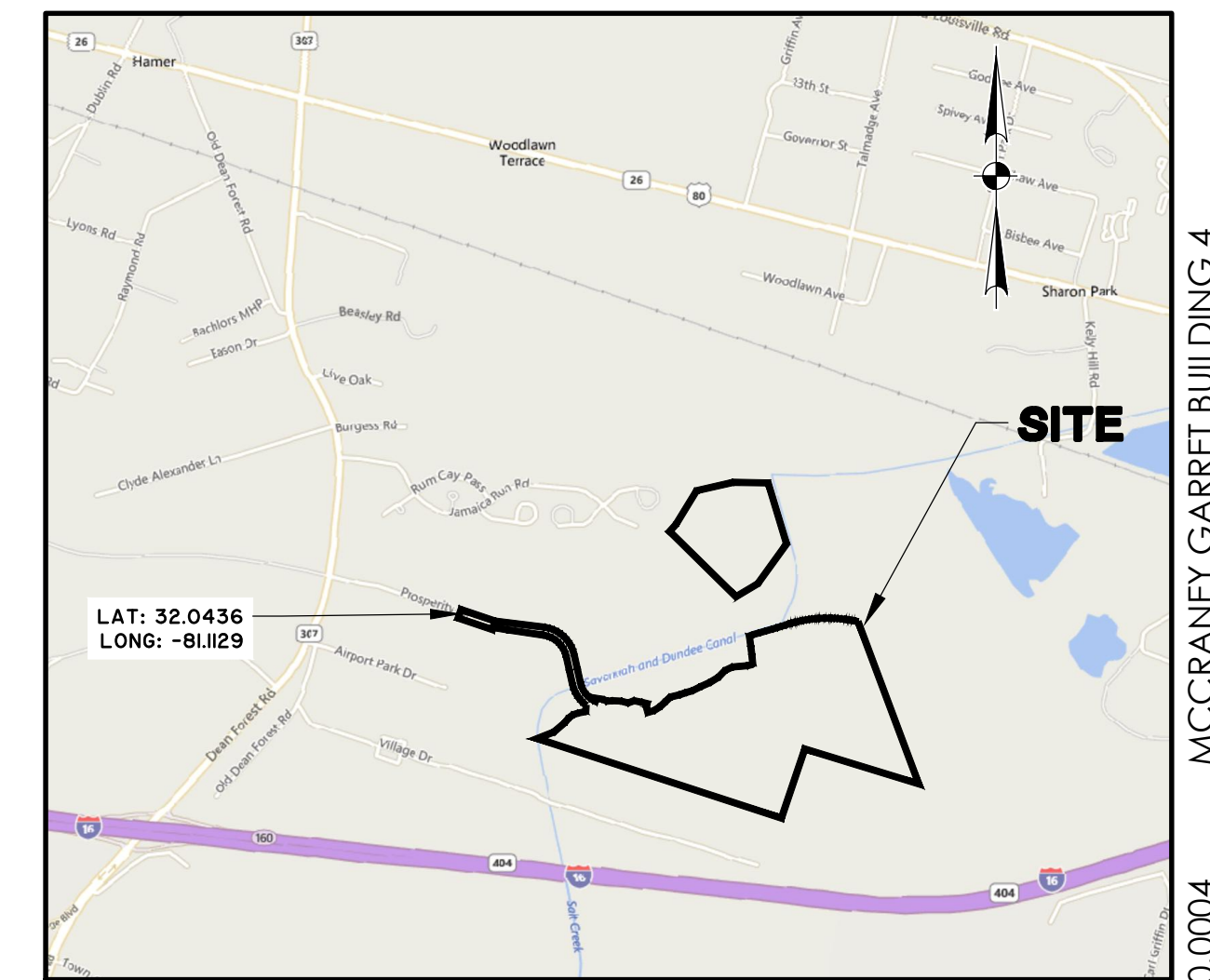
TM# 6-09030-01-002

MARCH 5, 2020

REVISÉD:

J-26350.0004

PREPARED BY:



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REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

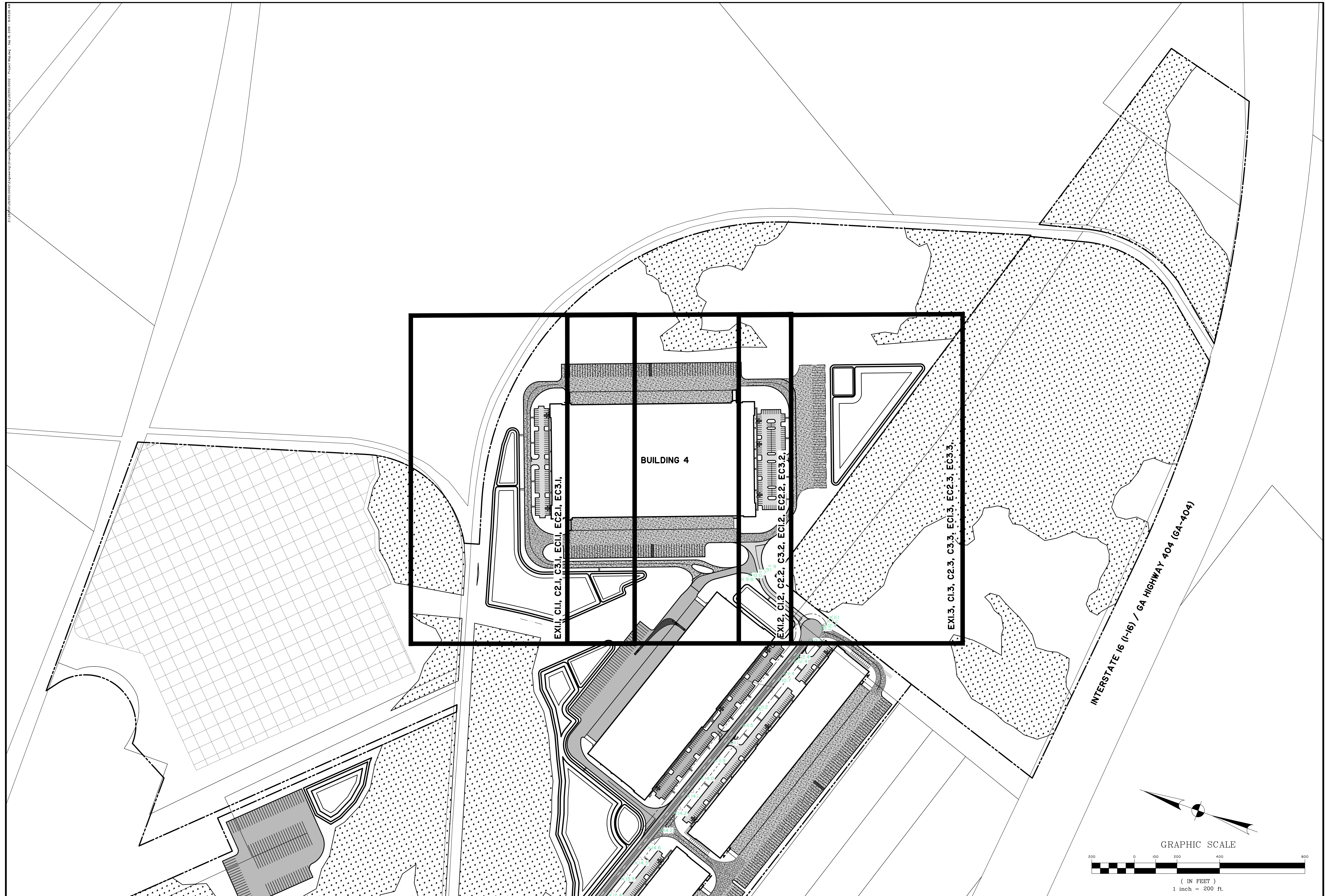
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SUBMITTED TO	DATE



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JOB NO:	J-26350.0004
DATE:	03/05/2020
DRAWN:	
DESIGNED:	SRN
REVIEWED:	JOC
APPROVED:	TW
SCALE:	1" = 200'

MCCRANEY PROPERTY COMPANY

GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

PROJECT MAP

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[illegible]

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MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.

C:\Users\Acad...
A. 0 TO 1/4" : NO REQUIREMENTS
B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP

- MAX RAMP SLOPE 8.33% (1:12)
- RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
- MAX RISE FOR ANY RAMP IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
- MAX CROSS SLOPE OF RAMP 2% (1:50)

- RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
- LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
- LANDING LENGTH SHALL BE MINIMUM 5' CLEAR.
- IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'x5'.
- ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

- HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
- PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
- PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
- ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
- STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

- MAX SLOPE OF CURB RAMP 8.33%.
- MAX SLOPE OF SIDE FLARES 10%.
- MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
- MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
- DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE).

- MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE
- MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
- MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
- MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN-ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).

- MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003.

AMERICAN TELEPHONE & TELEGRAPH
100' EASEMENT

ACCESSIBLE ROUTE

PROPOSED BUILDING 4
505,902 SF
FFE 16.5

(IN FEET)

1 inch = 80 ft.

[illegible]

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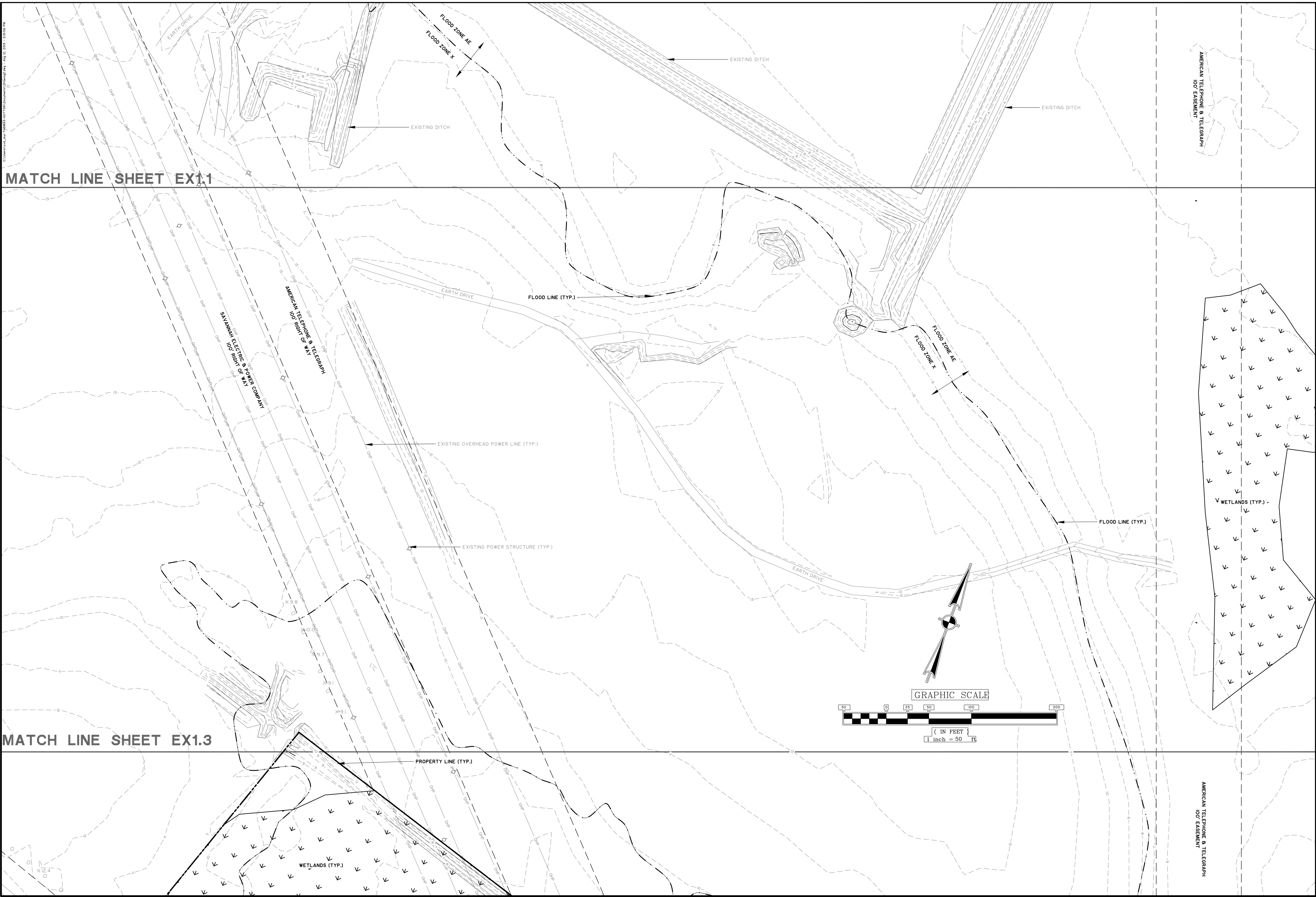
GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

ADA ROUTE PLAN

JOB NO:	J-26350.0004
DATE:	03/05/2020
DRAWN:	
DESIGNED:	SRN
REVIEWED:	JOC
APPROVED:	TW
SCALE:	1" = 80'

G1.3



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THOMAS & HUTTON

REGISTERED PROFESSIONAL ENGINEER

STATE OF GEORGIA

NO. 12345

BID SET - NOT FOR CONSTRUCTION

NO.	REVISIONS	BY	DATE

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MCCRANEY PROPERTY COMPANY

GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

EXISTING CONDITIONS

JOB NO: J-26350.0004

DATE: 03/05/2020

DRAWN: SRN

DESIGNED: SRN

REVIEWED: JOC

APPROVED: TW

SCALE: 1" = 50'

EX1.2

ADDRESS: PROSPERITY DRIVE, GARDEN CITY, GA 31408
DATE ON PLANS: 03/05/2020
REVISED DATE:

c. **SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:**

(1) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (a) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (b) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION FOR THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON

G. PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

- a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
- b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
- c. THE DATE(S) ANALYSES WERE PERFORMED;
- d. THE TIME(S) ANALYSES WERE INITIATED;
- e. THE NAMES(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
- f. REFERENCES AND WRITTEN PROCEDURES , WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
- g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
- h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND

CONSTRUCTION SCHEDULE						
ACTIVITY	MONTH					
	1	3	5	7	9	11
PERIMETER BMPs						
SITE CLEARING						
TEMPORARY SEDIMENT CONTROL BMPs						
SITE GRADING						
TEMPORARY GRASSING						
UTILITY INSTALLATION						
ROAD CONSTRUCTION						
SITE PAVING						
BUILDING CONSTRUCTION						
PERMANENT GRASSING						
FINAL STABILIZATION/ BMP REMOVAL						
BMP MAINTENANCE						

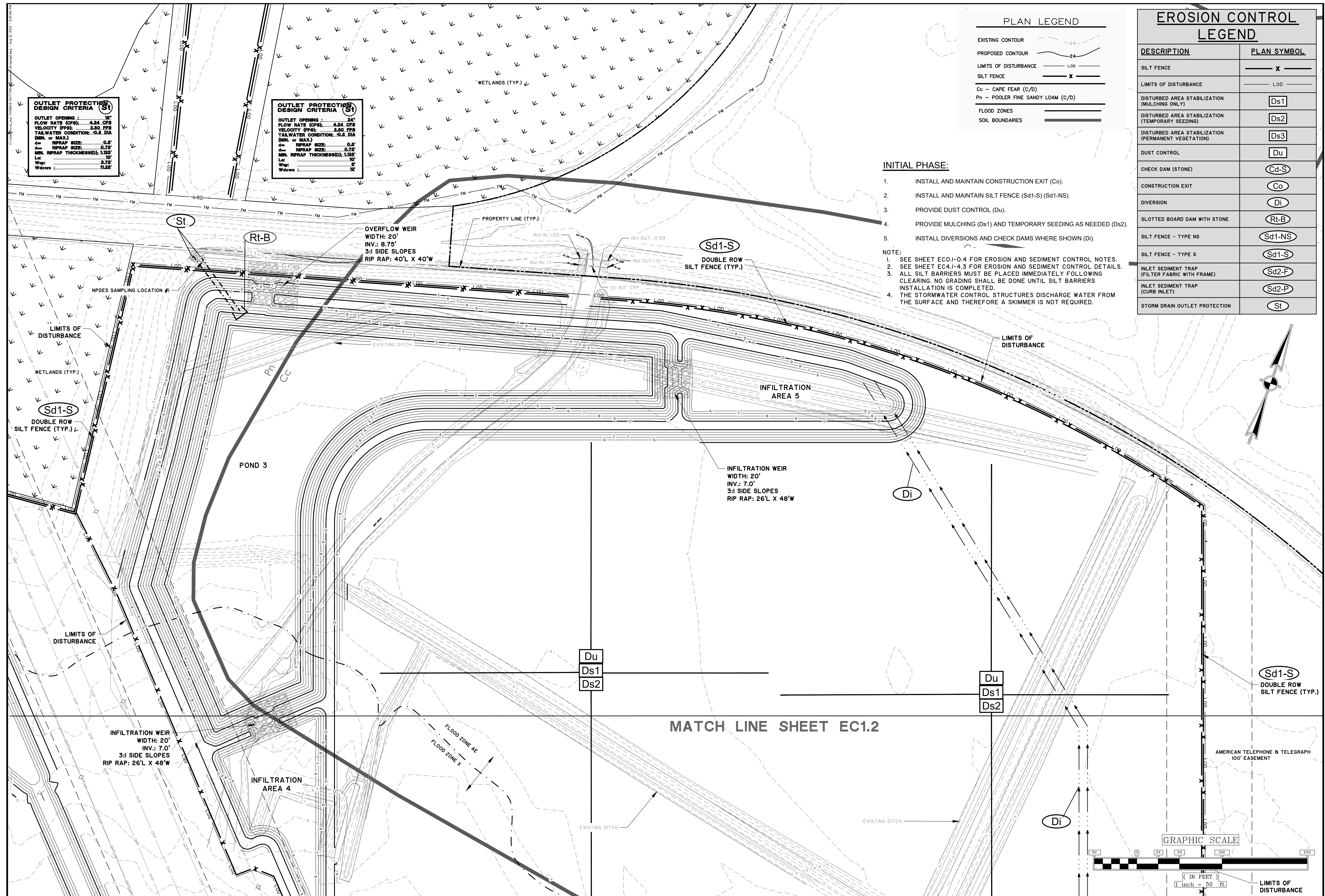
INSPECTIONS AND RECORD KEEPING













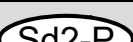


A. PRIMARY PERMITTEE:

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (a) ALL AREAS OF THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT. (b) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS

ECO.2



<h1 style="text-align: center; margin: 0;">EROSION CONTROL</h1> <h2 style="text-align: center; margin: 0;">LEGEND</h2>	
DESCRIPTION	PLAN SYMBOL
SILT FENCE	
LIMITS OF DISTURBANCE	
DISTURBED AREA STABILIZATION (MULCHING ONLY)	
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	
DUST CONTROL	
CHECK DAM (STONE)	
CONSTRUCTION EXIT	
DIVERSION	
SLOTTED BOARD DAM WITH STONE	
SILT FENCE - TYPE NS	
SILT FENCE - TYPE S	
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	
INLET SEDIMENT TRAP (CURB INLET)	
STORM DRAIN OUTLET PROTECTION	

INITIAL PHASE:

1. INSTALL AND MAINTAIN CONSTRUCTION EXIT (Co).
2. INSTALL AND MAINTAIN SILT FENCE (Sd1-S) (Sd1-NS).
3. PROVIDE DUST CONTROL (Du).
4. PROVIDE MULCHING (Ds1) AND TEMPORARY SEEDING AS NEEDED (Ds2).
5. INSTALL DIVERSIONS AND CHECK DAMS WHERE SHOWN (Di).

NOTE:

1. SEE SHEET ECI-0.4 FOR EROSION AND SEDIMENT CONTROL NOTES.
2. SEE SHEET EC4.1-4.3 FOR EROSION AND SEDIMENT CONTROL DETAILS.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

BID SET - NOT FOR CONSTRUCTION

A circular professional engineer seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "REGISTERED" at the bottom. The inner ring contains the text "CHANCELLER" at the top and "ENGINEER" at the bottom. In the center, the name "JASON ORME" is written above the number "No. 33926".

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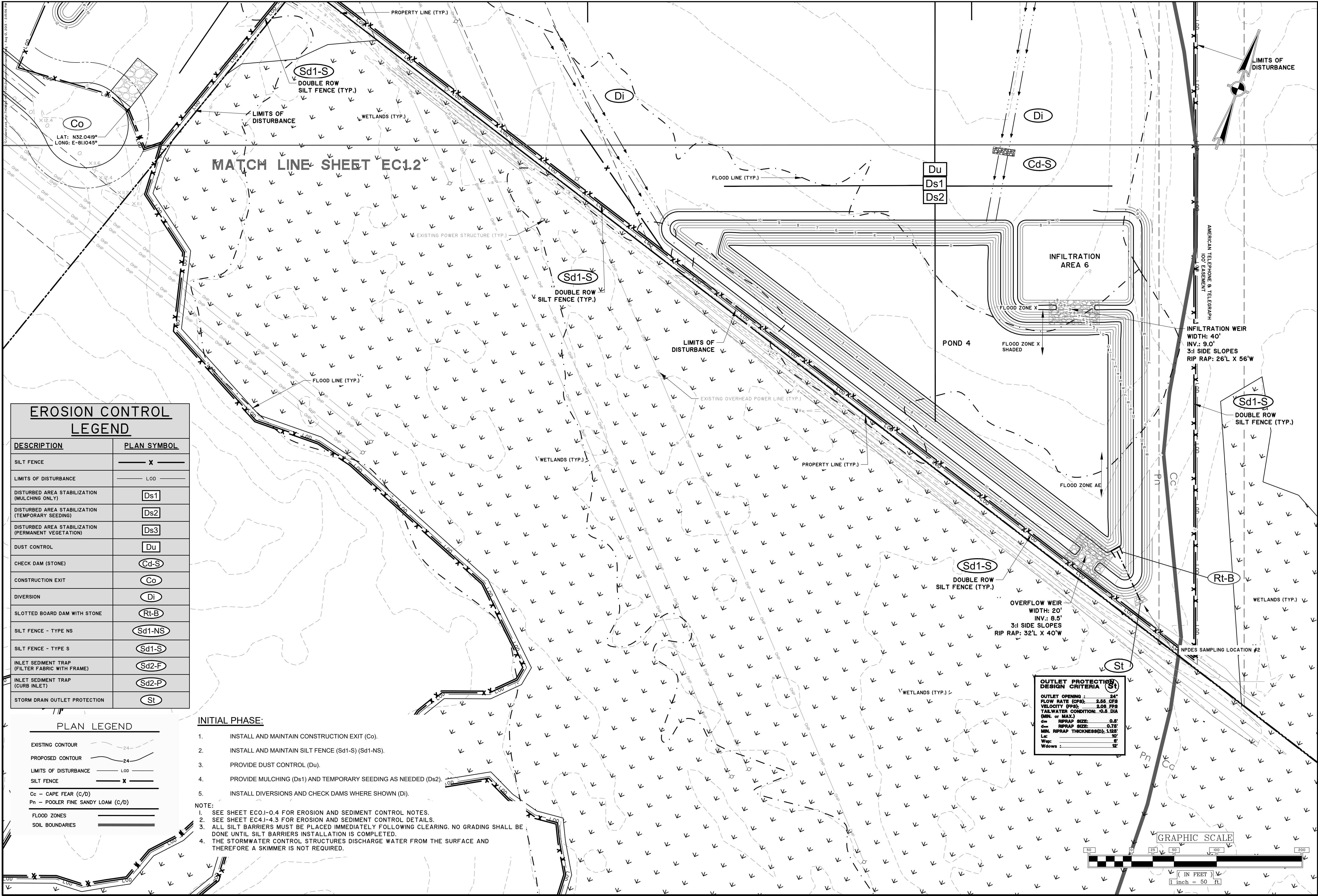
MCCRANEY PROPERTY COMPANY
GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

ES8PC PLAN - INITIAL

NO:	J-26350.0004
E:	03/05/2020
OWN:	
IGNED:	SRN
IEWED:	JOC
ROVED:	TW
LE:	1" = 50'

EC1.1



EROSION CONTROL LEGEND	
DESCRIPTION	PLAN SYMBOL
SILT FENCE	X
LIMITS OF DISTURBANCE	L.O.D.
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

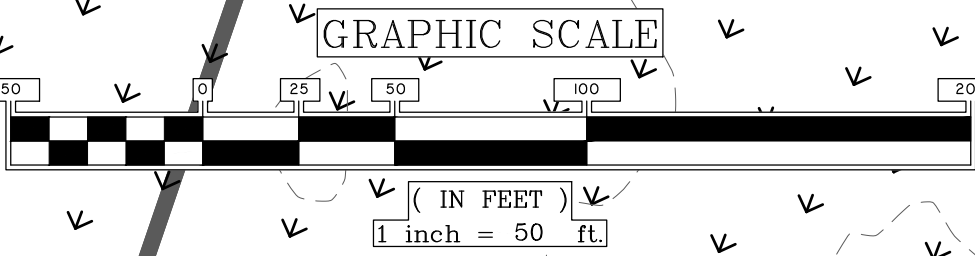
PLAN LEGEND	
EXISTING CONTOUR	24
PROPOSED CONTOUR	24
LIMITS OF DISTURBANCE	L.O.D.
SILT FENCE	X
Co - CAPE FEAR (C/D)	
Ph - POOLER FINE SANDY LOAM (C/D)	
FLOOD ZONES	
SOIL BOUNDARIES	

INITIAL PHASE:

1. INSTALL AND MAINTAIN CONSTRUCTION EXIT (Co).
2. INSTALL AND MAINTAIN SILT FENCE (Sd1-S) (Sd1-NS).
3. PROVIDE DUST CONTROL (Du).
4. PROVIDE MULCHING (Ds1) AND TEMPORARY SEEDING AS NEEDED (Ds2).
5. INSTALL DIVERSIONS AND CHECK DAMS WHERE SHOWN (Di).

- NOTE:
1. SEE SHEET ECO.I-0.4 FOR EROSION AND SEDIMENT CONTROL NOTES.
 2. SEE SHEET EC4.I-4.3 FOR EROSION AND SEDIMENT CONTROL DETAILS.
 3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
 4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

OUTLET PROTECTION DESIGN CRITERIA	
OUTLET OPENING :	24"
FLOW RATE (CFS):	2.55 CFS
VELOCITY (FPS):	2.05 FPS
TAILWATER CONDITION:	-0.5 DIA (MIN. or MAX.)
d ₅₀ RIPRAP SIZE:	0.6'
d _{max} RIPRAP SIZE:	0.75'
MIN. RIPRAP THICKNESS:	1.50'
L _s :	10'
W _{ap} :	10'
W _{down} :	12'



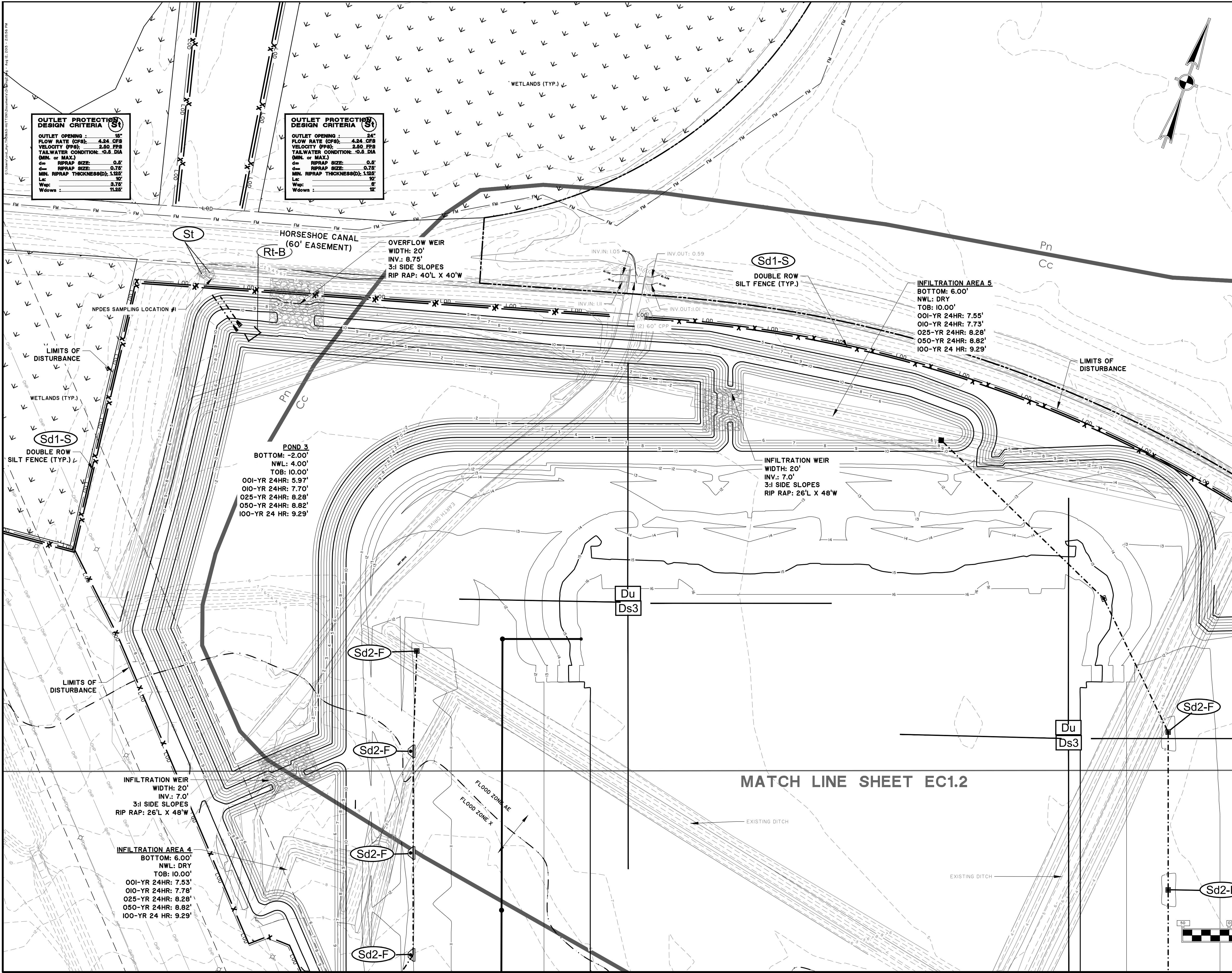
NO.	REVISIONS	BY	DATE

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MCCRANEY PROPERTY COMPANY
GARDEN CITY, GEORGIA
MCCRANEY GARRET BUILDING 4
ES&PC PLAN - INITIAL

JOB NO: J-26350.0004
DATE: 03/05/2020
DRAWN: SRN
REVIEWED: JOC
APPROVED: TW
SCALE: 1" = 50'

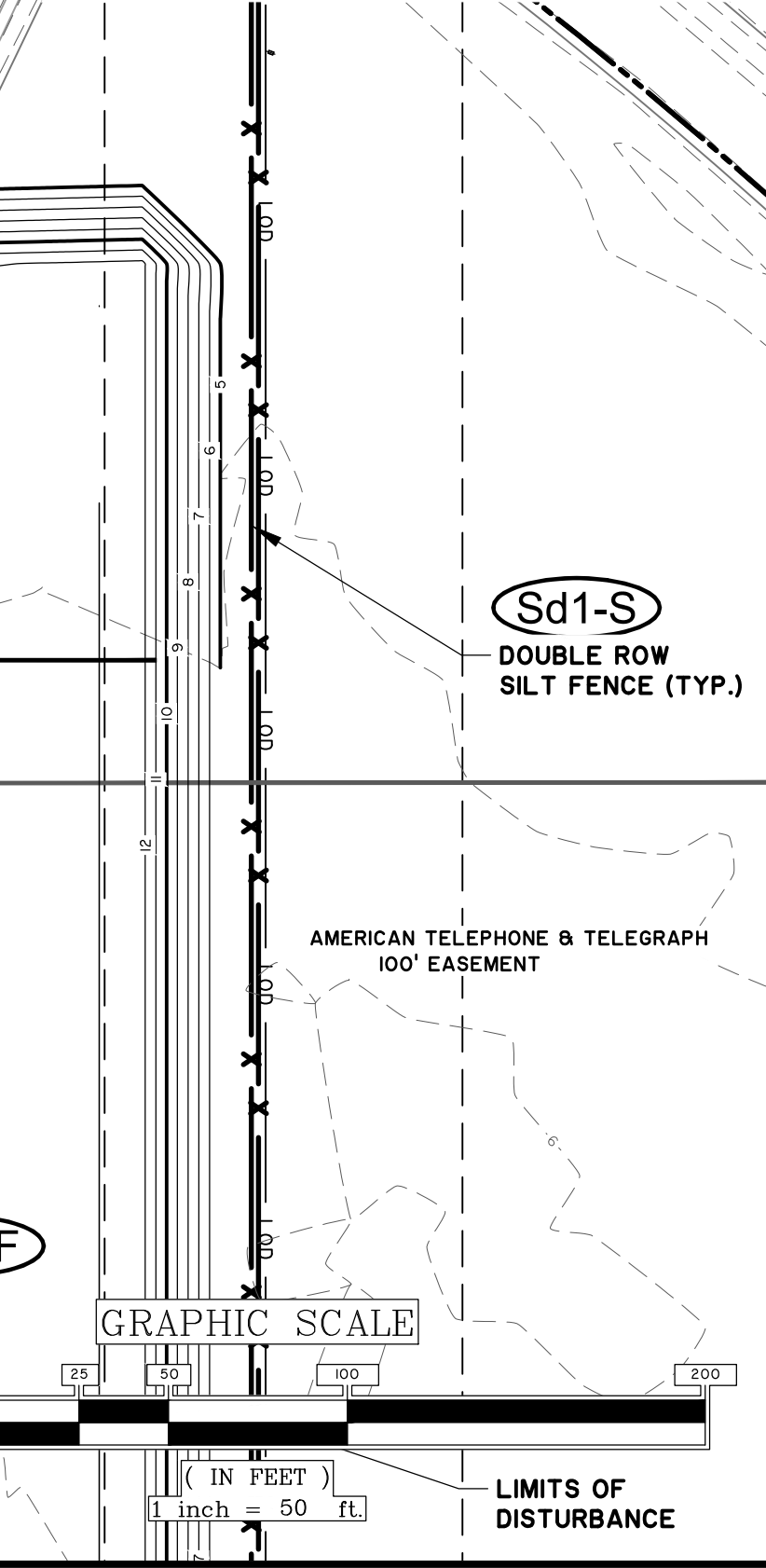
EC1.3



EROSION CONTROL LEGEND	
DESCRIPTION	PLAN SYMBOL
SILT FENCE	X
LIMITS OF DISTURBANCE	LOD
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

PLAN LEGEND	
EXISTING CONTOUR	2.4
PROPOSED CONTOUR	2.4
LIMITS OF DISTURBANCE	LOD
SILT FENCE	X
Cc - CAPE FEAR (C/D)	
Pn - POOLER FINE SANDY LOAM (C/D)	
FLOOD ZONES	
SOIL BOUNDARIES	

- NOTE:
- SEE SHEET EC0.1-0.4 FOR EROSION AND SEDIMENT CONTROL NOTES.
 - SEE SHEET EC4.1-4.3 FOR EROSION AND SEDIMENT CONTROL DETAILS.
 - ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
 - THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.



NO.	REVISIONS	BY	DATE

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MCCRANEY PROPERTY COMPANY
GARDEN CITY, GEORGIA
MCCRANEY GARRET BUILDING 4
ES&PC PLAN - INTERMEDIATE

JOB NO: J-26350.0004
DATE: 03/05/2020
DRAWN: SRN
DESIGNED: SRN
REVIEWED: JOC
APPROVED: TW
SCALE: 1" = 50'

EC2.1



MATCH LINE SHEET EC2.1

EROSION CONTROL LEGEND	
DESCRIPTION	PLAN SYMBOL
SILT FENCE	— x —
LIMITS OF DISTURBANCE	— L.O.D. —
DISTURBED AREA STABILIZATION (MULCHING ONLY)	[Ds1]
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	[Ds2]
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	[Ds3]
DUST CONTROL	[Du]
CHECK DAM (STONE)	[Cd-S]
CONSTRUCTION EXIT	[Co]
DIVERSION	[Di]
SLOTTED BOARD DAM WITH STONE	[Rt-B]
SILT FENCE - TYPE NS	[Sd1-NS]
SILT FENCE - TYPE S	[Sd1-S]
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	[Sd2-F]
INLET SEDIMENT TRAP (CURB INLET)	[Sd2-P]
STORM DRAIN OUTLET PROTECTION	[St]

PLAN LEGEND

EXISTING CONTOUR — 24 —
PROPOSED CONTOUR — 24 —
LIMITS OF DISTURBANCE — L.O.D. —
SILT FENCE — x —
Cc — CAPE FEAR (C/D)
Pn — POOLER FINE SANDY LOAM (C/D)
FLOOD ZONES —
SOIL BOUNDARIES —

025-YR 24HR: 8.56'
050-YR 24HR: 8.86'
100-YR 24 HR: 9.41'

LAT: N32.0419°
LONG: E-81.045°

GEORGIA

REGISTERED PROFESSIONAL

BID SET - NOT FOR CONSTRUCTION

JASON OWNE ENGINEER

NO.

BY

DATE

REVISIONS

THOMAS & HUTTON

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Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

MCCRANEY PROPERTY COMPANY

GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

ES&PC PLAN - INTERMEDIATE

JOB NO: J-26350.0004

DATE: 03/05/2020

DRAWN: SRN

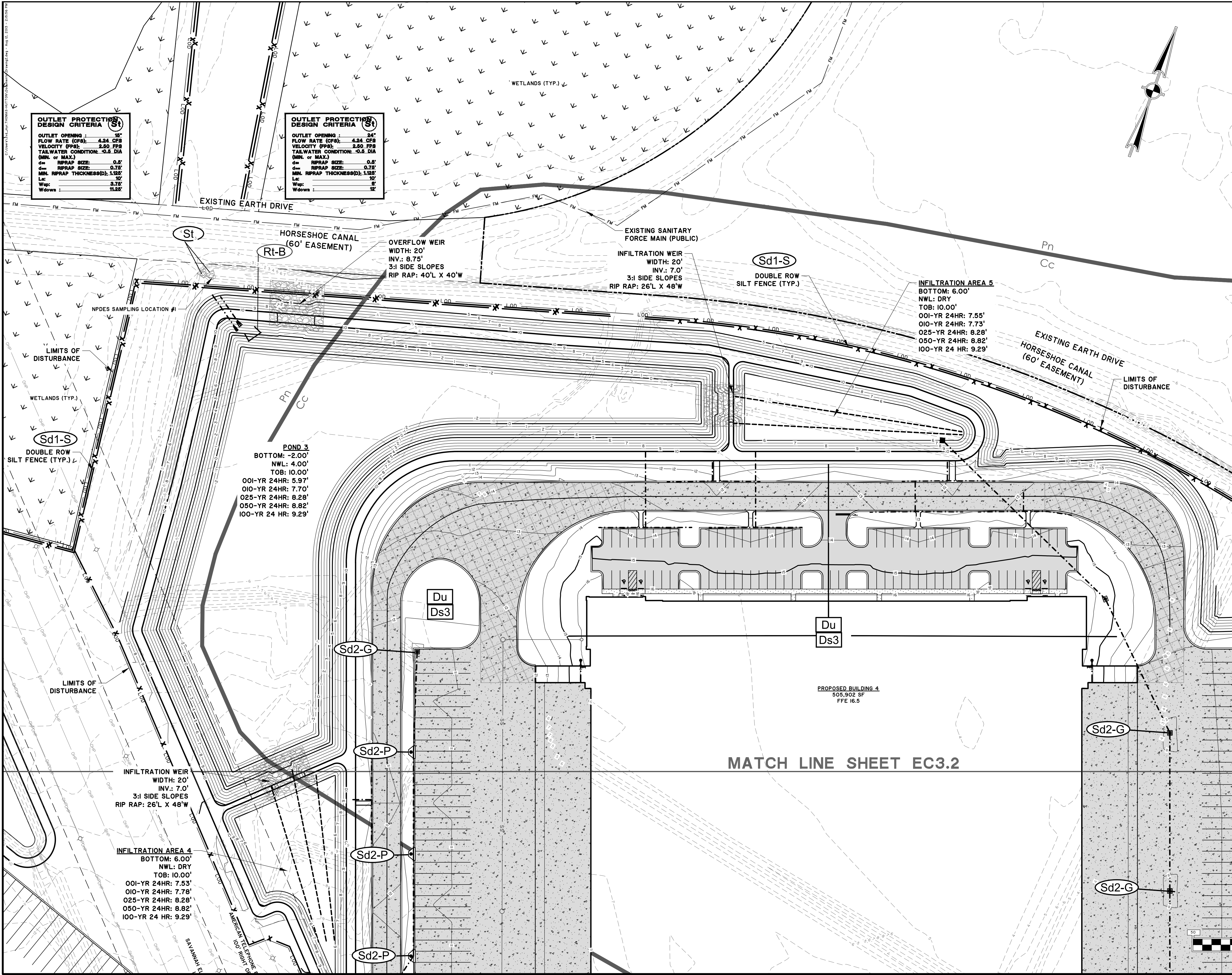
DESIGNED: SRN

REVIEWED: JOC

APPROVED: TW

SCALE: 1" = 50'

EC2.2



EROSION CONTROL LEGEND	
DESCRIPTION	PLAN SYMBOL
SILT FENCE	X
LIMITS OF DISTURBANCE	---
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

PLAN LEGEND	
EXISTING CONTOUR	24
PROPOSED CONTOUR	24
LIMITS OF DISTURBANCE	---
SILT FENCE	X
Cc - CAPE FEAR (C/D)	
Pn - POOLER FINE SANDY LOAM (C/D)	
FLOOD ZONES	
SOIL BOUNDARIES	

- NOTE:
- SEE SHEET EC0.1-0.4 FOR EROSION AND SEDIMENT CONTROL NOTES.
 - SEE SHEET EC4.1-4.3 FOR EROSION AND SEDIMENT CONTROL DETAILS.
 - ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
 - THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

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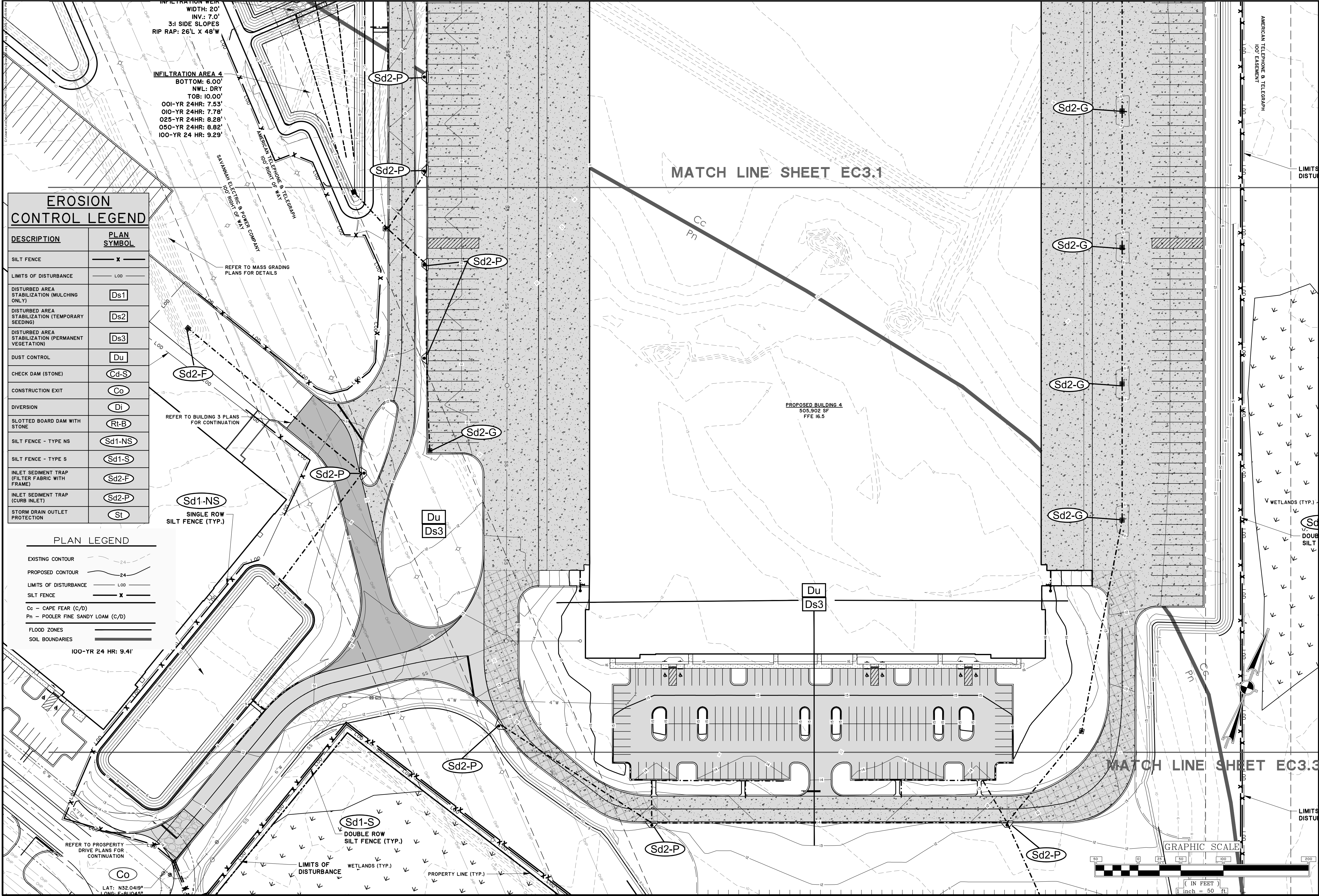
GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

ES&PC PLAN - FINAL

JOB NO: J-26350.0004
DATE: 03/05/2020
DRAWN: SRN
DESIGNED: JOC
REVIEWED: JOC
APPROVED: TW
SCALE: 1" = 50'

EC3.1



EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
SILT FENCE	— x —
LIMITS OF DISTURBANCE	— LOD —
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

PLAN LEGEND

EXISTING CONTOUR	— 24 —
PROPOSED CONTOUR	— 24 —
LIMITS OF DISTURBANCE	— LOD —
SILT FENCE	— x —
Cc — CAPE FEAR (C/D)	
Pn — POOLER FINE SANDY LOAM (C/D)	
FLOOD ZONES	— 100-YR 24 HR: 9.4' —
SOIL BOUNDARIES	— —

Sd1-NS
SINGLE ROW
SILT FENCE (TYP.)

Sd1-S
DOUBLE ROW
SILT FENCE (TYP.)

Co
REFER TO PROSPERITY
DRIVE PLANS FOR
CONTINUATION

INFILTRATION AREA 4
BOTTOM: 6.00'
NWL: DRY
TOB: 10.00'
001-YR 24HR: 7.53'
010-YR 24HR: 7.78'
025-YR 24HR: 8.28'
050-YR 24HR: 8.82'
100-YR 24 HR: 9.29'

REFER TO MASS GRADING
PLANS FOR DETAILS

REFER TO BUILDING 3 PLANS
FOR CONTINUATION

Co

MATCH LINE SHEET EC3.1

MATCH LINE SHEET EC3.3

GEORGIA
REGISTERED PROFESSIONAL
JASON OWNE
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NO.	REVISIONS	BY	DATE

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MCCRANEY PROPERTY COMPANY
GARDEN CITY, GEORGIA
MCCRANEY GARRET BUILDING 4
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DATE:	03/05/2020
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SCALE:	1" = 50'

EC3.2

Z:\26350\26350.0002\Engineering\Drawings\Construction Plans\Moss Grading\26350.0002 - Erosion Control Plan Details.dwg - Sep 11, 2019 - 5:50:57 PM

- Apply agricultural lime at the rate determined by soil test pH.

Ds2

Ds3

- Apply agricultural lime at a rate of 1-2 tons/acre unless soil tests indicate otherwise.

Ds1

NOTE:

1. STONE TO BE GRADED SIZE 2-10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
2. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES A DEPTH OF ONE-HALF THE ORIGINAL DAM HEIGHT OR BEFORE. CHECK DAMS MUST BE REMOVED AT THE COMPLETION OF THEIR USEFUL LIFE. AFTER REMOVAL, THE AREA BENEATH THE DAM SHOULD BE SEEDED AND MULCHED IMMEDIATELY.
3. THIS PRACTICE IS APPLICABLE FOR USE IN SMALL OPEN CHANNELS AND IS NOT TO BE USED IN A LIVE CHANNEL.

NOT TO SCALE

(Cd-S)

NOT TO SCALE

St

DEFINITION: CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND-DISTURBING ACTIVITIES

PURPOSE: PREVENT THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND PREVENT THE MOVEMENT OF AIRBORNE SUBSTANCES THAT MAY BE HARMFUL TO HEALTH.

INSTALLATION:
 APPLY ACCORDING TO APPROVED PLAN, IF SHOWN. MULCH DISTURBED AREAS AND TACKIFY WITH REDSINS SUCH AS ASPHALT, CURASOL OR TERRATAK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION COVER SURFACES WITH CRUSHED STONE OR GRAVEL. APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST. APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS AS DESCRIBED IN TABLE I).

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL / ACRE)
ANIONIC ASPHALT EMULSION	7:1 *	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1 *	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1 *	FINE SPRAY	300

MAINTENANCE:
PROHIBIT TRAFFIC ON SURFACE
AFTER SPRAYING.
SUPPLEMENT SURFACE
COVERING AS NEEDED.

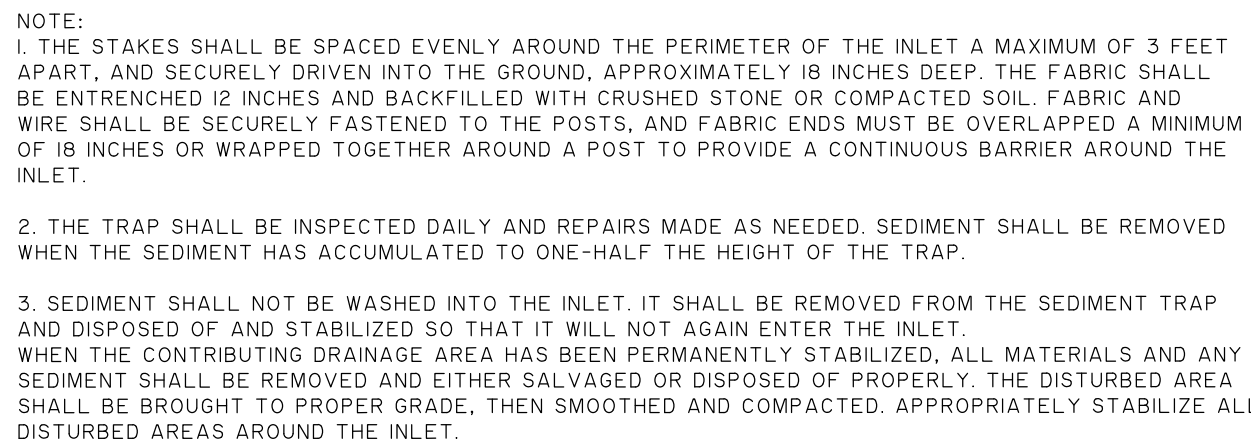
Du

NOT TO SCALE

NOTES
ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
* INDICATES MARGINAL (BUT PERMISSIBLE) PLANTING DATE
1. UNSCARIFIED
2. SCARIFIED
3. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER

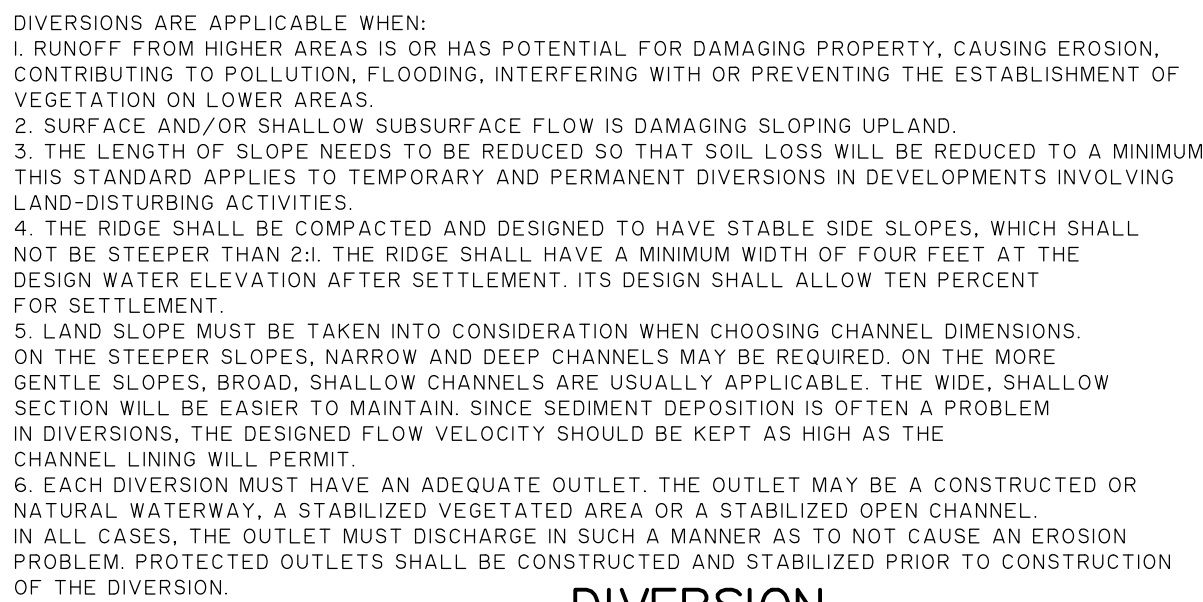
Ds2

Ds3



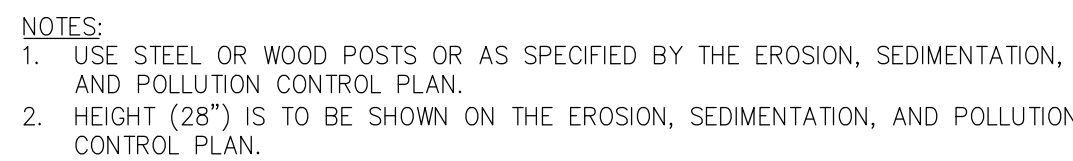
NOT TO SCALE

Sd2-F



NOT TO SCALE

D

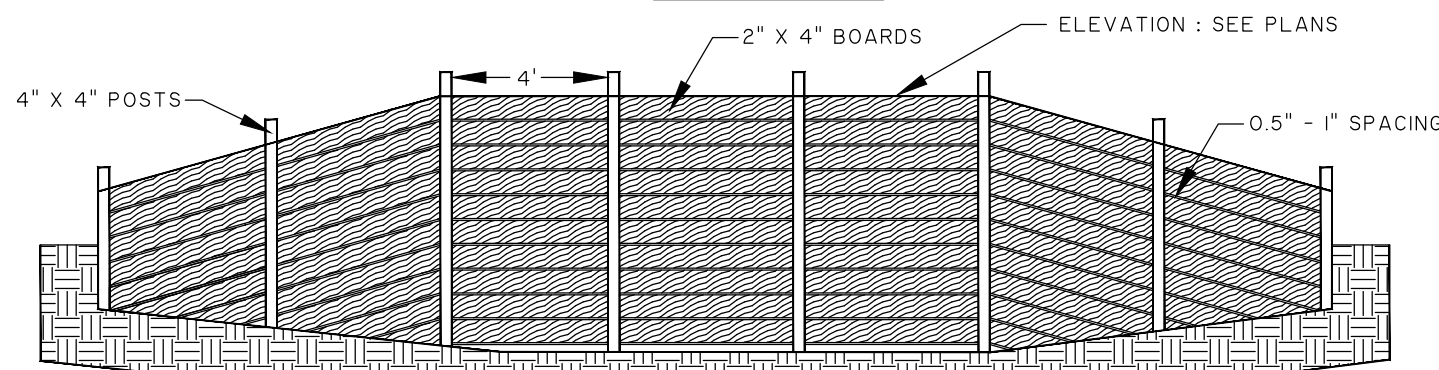


NOTES:

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (28") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.



NOT TO SCALE

$$\text{Rt-B}$$


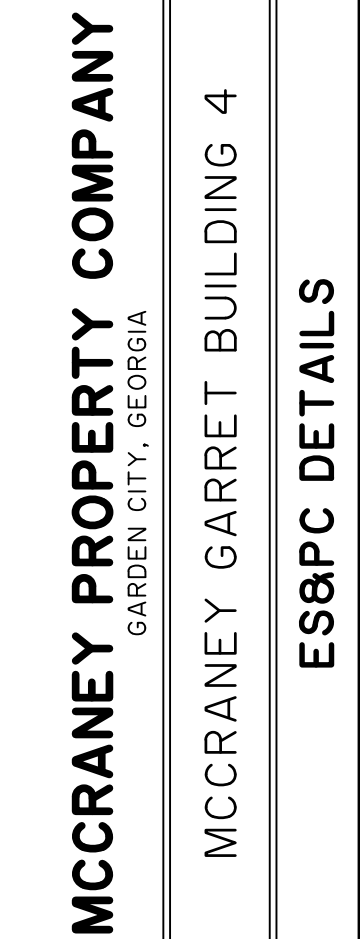
- NOTE:
 1. INSTALL WITH 4"x4" OR LARGER POSTS WITH 0.5" TO 1" SPACING.
 2. SCAN EXCAVATE IN FRONT OF THE RETROFITTED OUTLET STRUCTURE OR RAISE THE OUTLET STRUCTURE TO OBTAIN REQUIRED SEDIMENT STORAGE.
 3. CLEAN-OUT WHEN ONE-THIRD SEDIMENT STORAGE CAPACITY IS LOST. INDICATE THIS ELEVATION WITH A MARK ON THE OUTLET STRUCTURE OR A POST INSERTED IN THE POND.
 4. REMOVE ALL TRASH AND DEBRIS
 5. REMOVE RETROFIT AND ACCUMULATED SEDIMENT WHEN THE PROJECT IS COMPLETED.
 6. STABILIZE ALL DISTURBED AREAS IMMEDIATELY WITH PERMANENT VEGETATION
 7. ALL LUMBER TO BE PRESSURE TREATED.

Rt-b



NOT TO SCALE

Rt-B



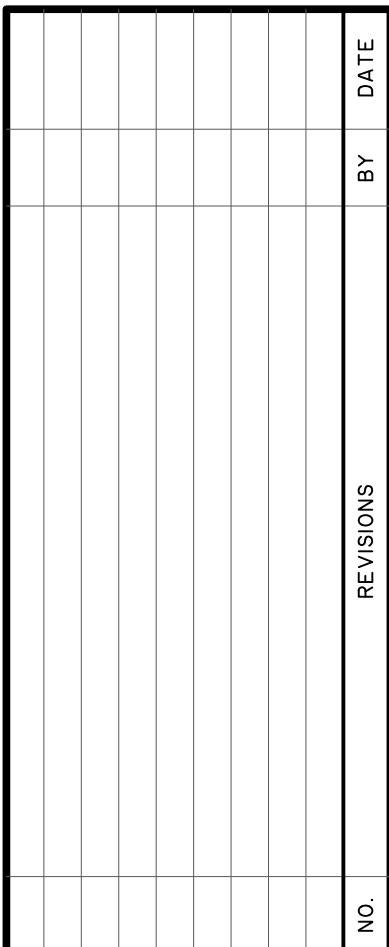
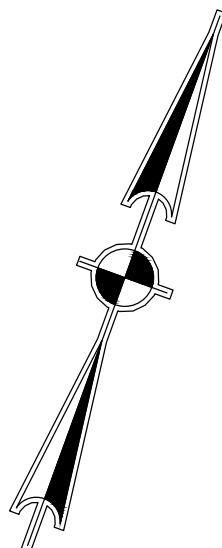
ES&PC DETAILS

JOB NO:	J-26350.0004
DATE:	03/05/2020
DRAWN:	
DESIGNED:	SRN
REVIEWED:	JOC
APPROVED:	TW
SCALE:	N.T.S.

EC4.2

4-252-001 32520-0004 Engineering/Construction Plans 125 0.0059 37 P.4cm, Feb. 8, 2020 - 6:30 PM

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING DETAILS.
3. ALL TRAILER PARKING STRIPING SHALL BE 6" YELLOW PAINTED STRIPING. ALL EMPLOYEE PARKING STRIPING SHALL BE 6" WHITE STRIPING.
4. CONTRACTOR TO SUPPLY BOLLARDS AT ALL OBSTACLES IN THE PAVEMENT.
5. ALL FLUMES TO HAVE 2' RADIUS ON CURB FOR EACH SIDE. SEE SITE DETAILS.



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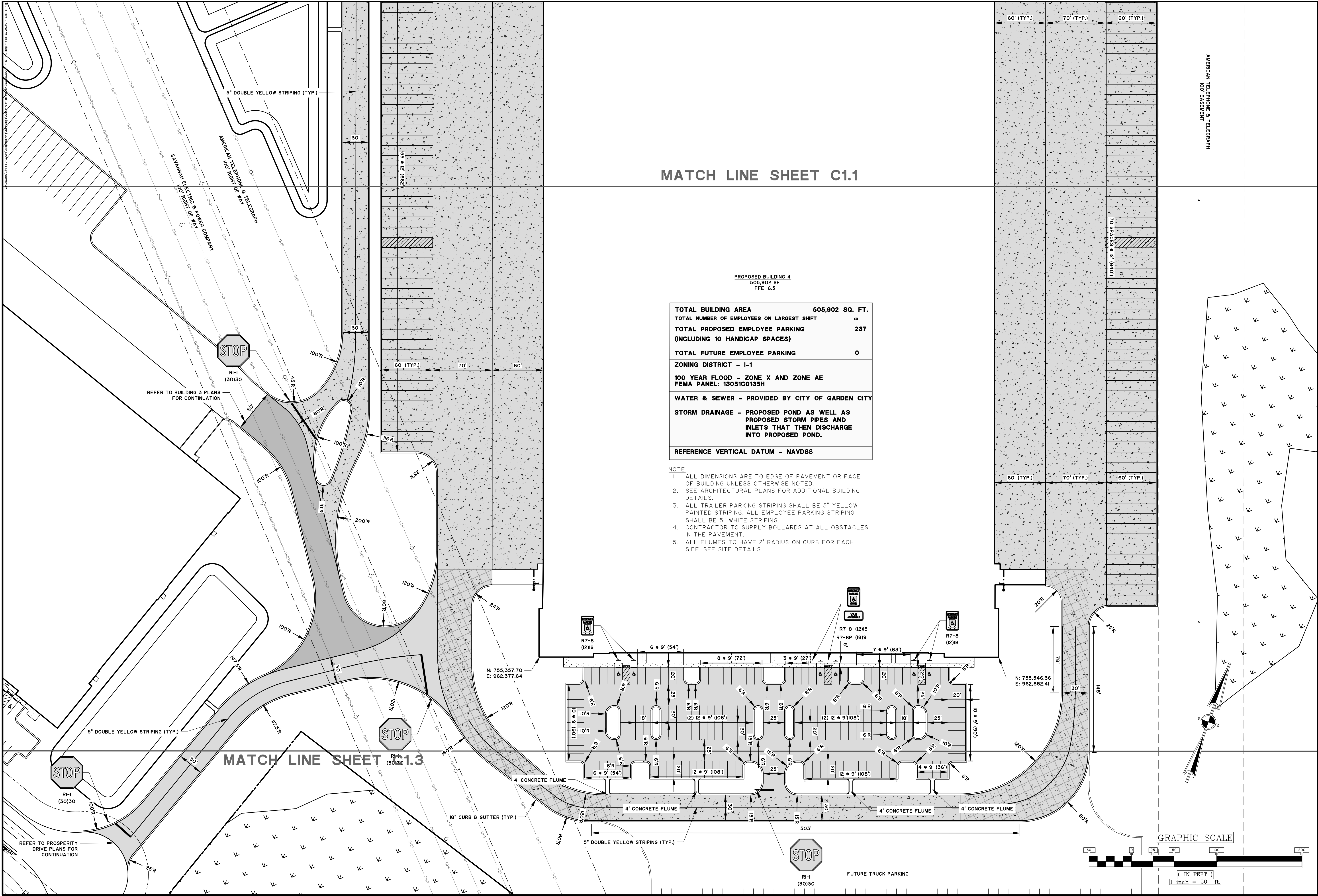
GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

SITE LAYOUT PLAN

JOB NO:	J-26350.0004
DATE:	03/05/2020
DRAWN:	
DESIGNED:	SRN
REVIEWED:	JOC
APPROVED:	TW
SCALE:	1" = 50'

C1.1



TOTAL BUILDING AREA	505,902 SQ. FT.
TOTAL NUMBER OF EMPLOYEES ON LARGEST SHIFT	xx
TOTAL PROPOSED EMPLOYEE PARKING (INCLUDING 10 HANDICAP SPACES)	237
TOTAL FUTURE EMPLOYEE PARKING	0
ZONING DISTRICT - I-1	
100 YEAR FLOOD - ZONE X AND ZONE AE FEMA PANEL: 13051C0135H	
WATER & SEWER - PROVIDED BY CITY OF GARDEN CITY	
STORM DRAINAGE - PROPOSED POND AS WELL AS PROPOSED STORM PIPES AND INLETS THAT THEN DISCHARGE INTO PROPOSED POND.	
REFERENCE VERTICAL DATUM - NAVD88	

- NOTE:
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING DETAILS.
 - ALL TRAILER PARKING STRIPING SHALL BE 5" YELLOW PAINTED STRIPING. ALL EMPLOYEE PARKING STRIPING SHALL BE 5" WHITE STRIPING.
 - CONTRACTOR TO SUPPLY BOLLARDS AT ALL OBSTACLES IN THE PAVEMENT.
 - ALL FLUMES TO HAVE 2' RADIUS ON CURB FOR EACH SIDE. SEE SITE DETAILS

GEORGIA

REGISTERED

PROFESSIONAL ENGINEER

JASON OWENS

15578

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BY

DATE

REVISIONS

MCCRANEY PROPERTY COMPANY

GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

SITE LAYOUT PLAN

JOB NO: J-26350.0004

DATE: 03/05/2020

DESIGNED: SRN

REVIEWED: JOC

APPROVED: TW

SCALE: 1" = 50'

C1.2

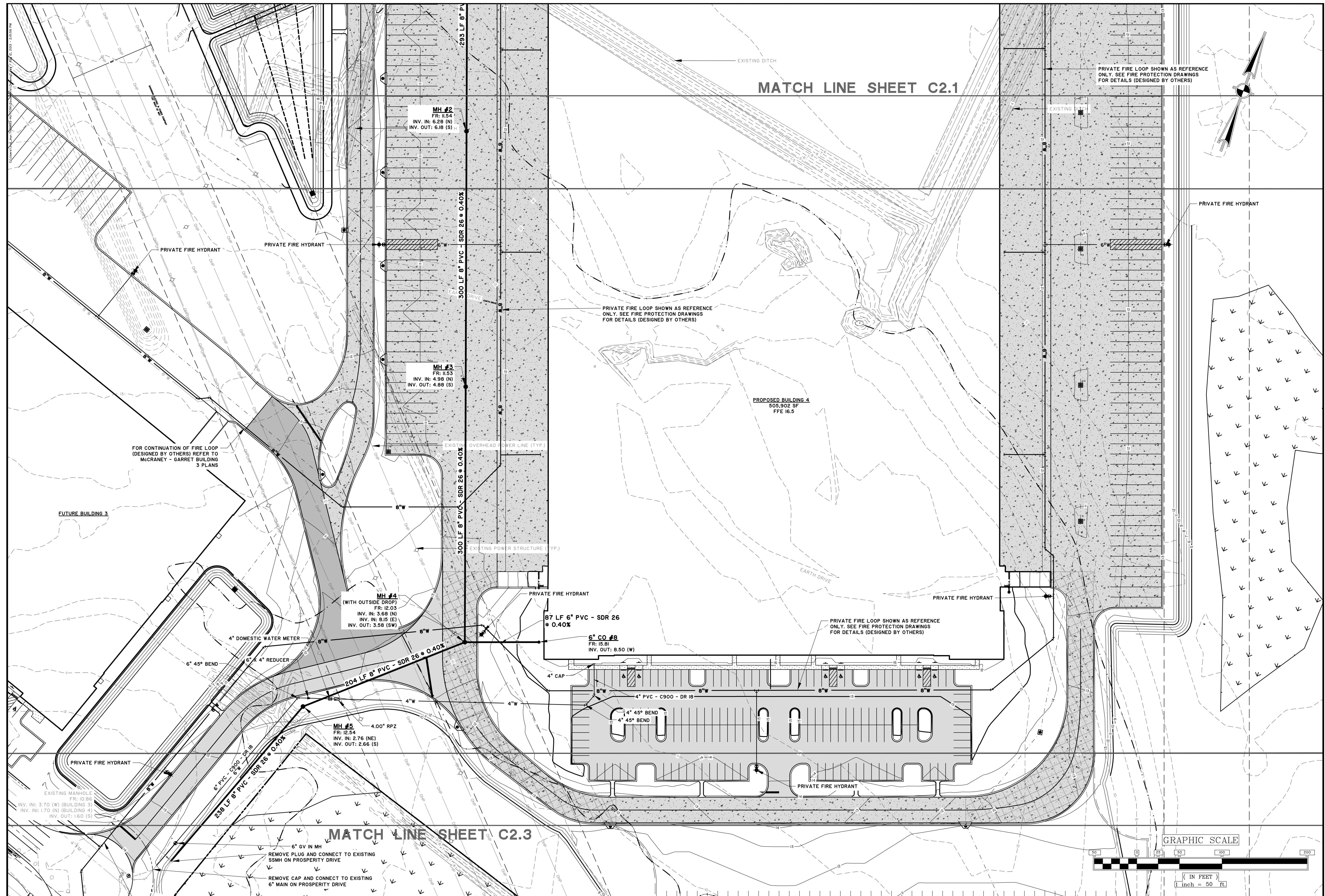
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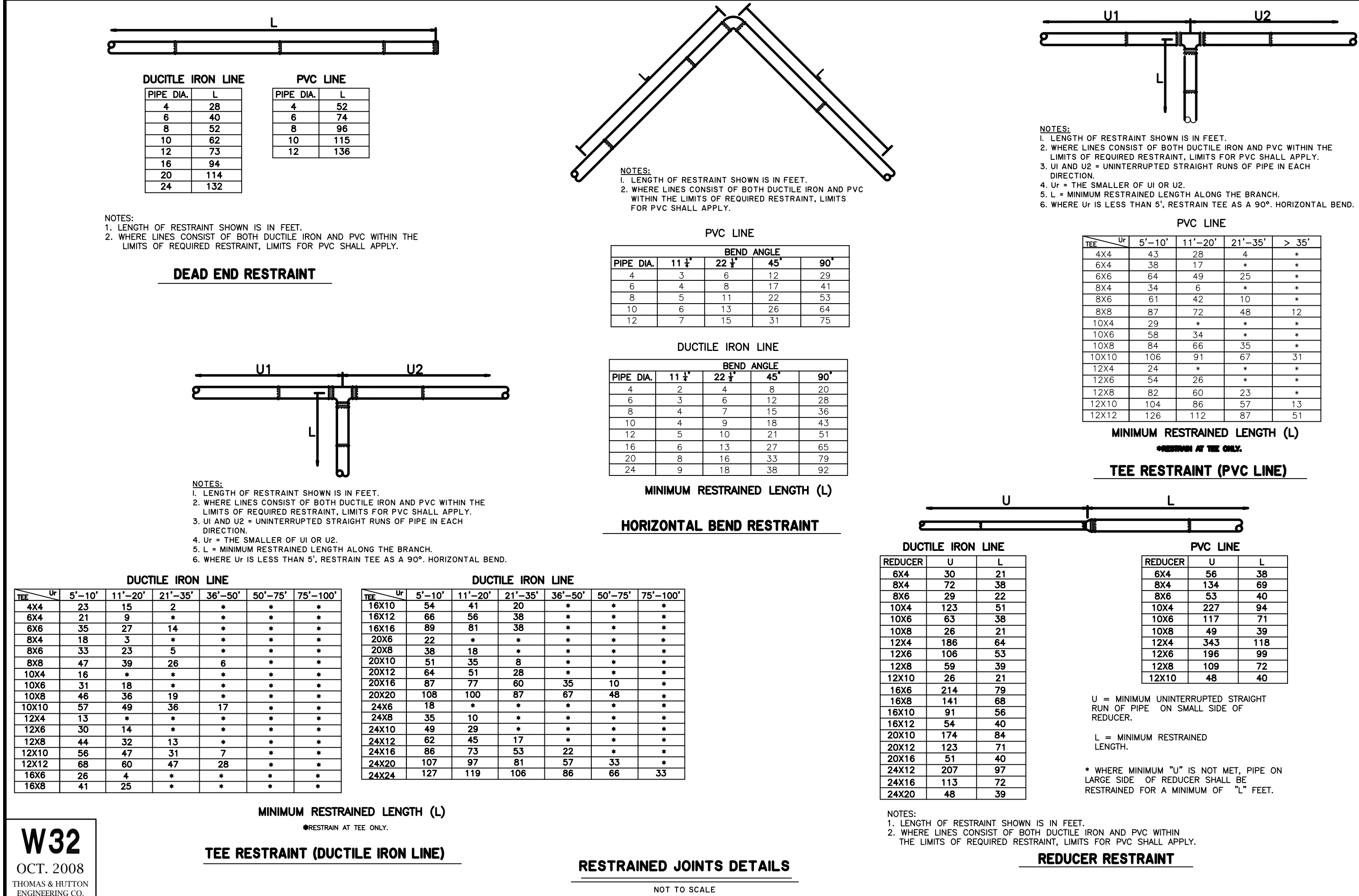
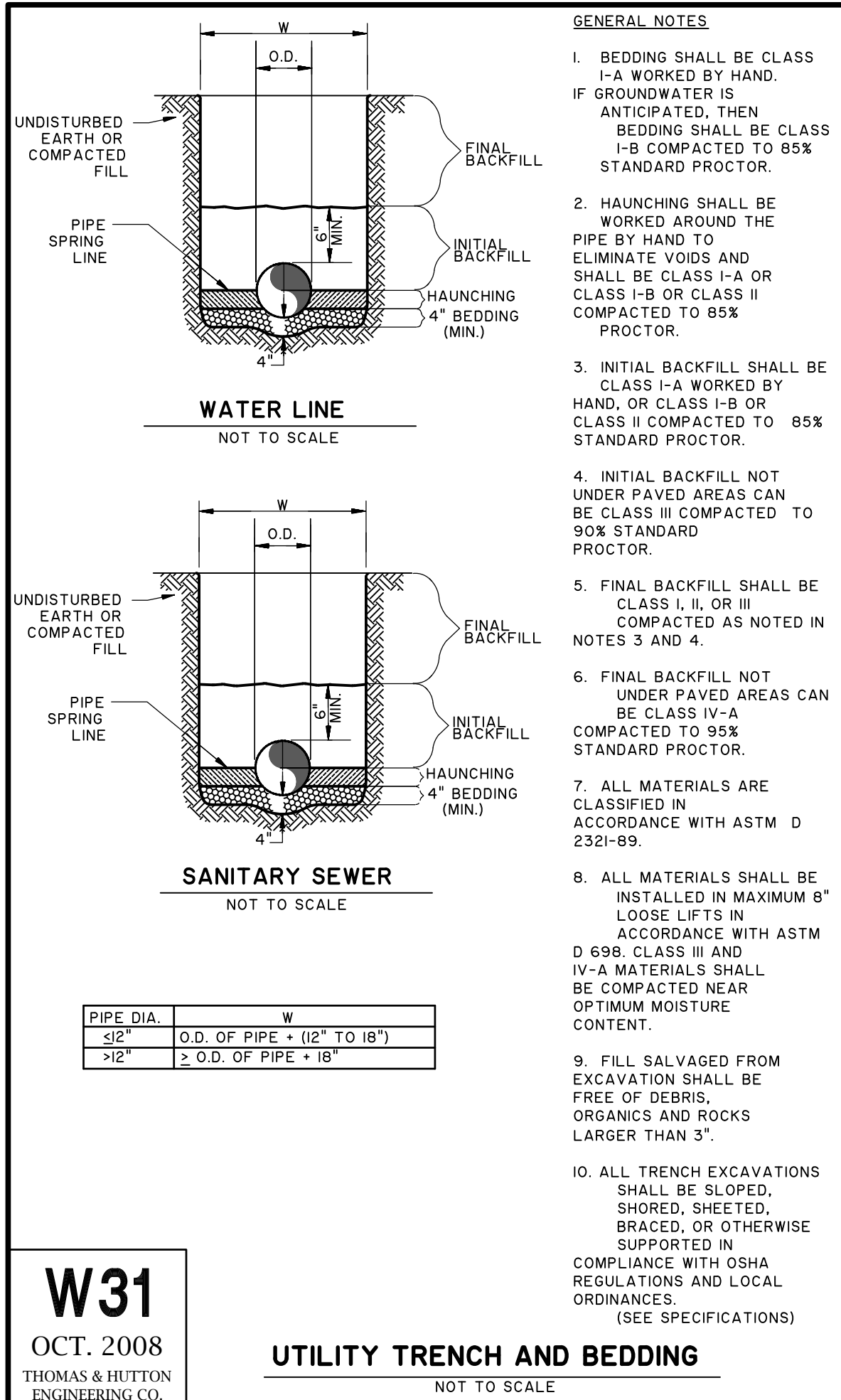
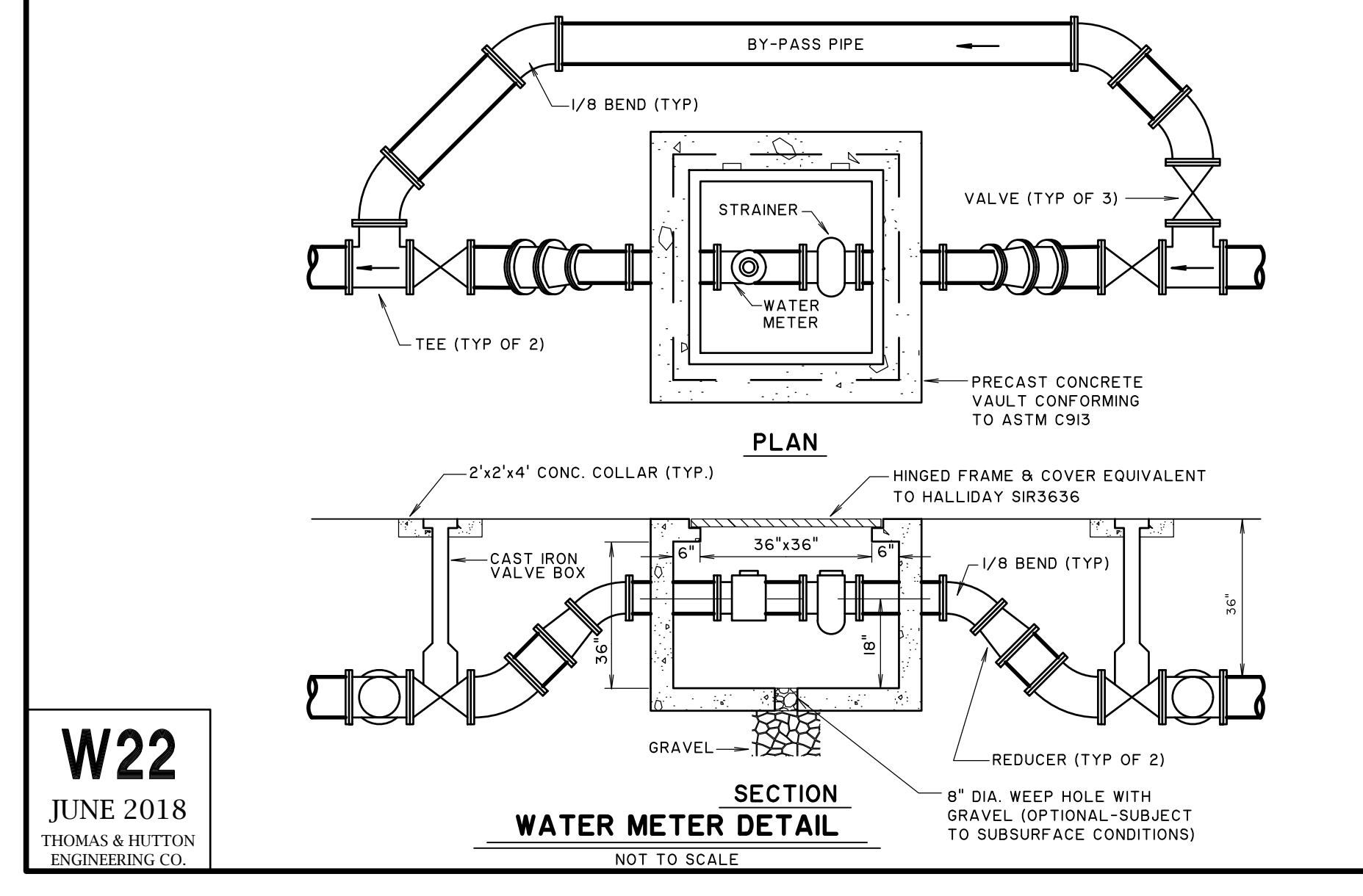
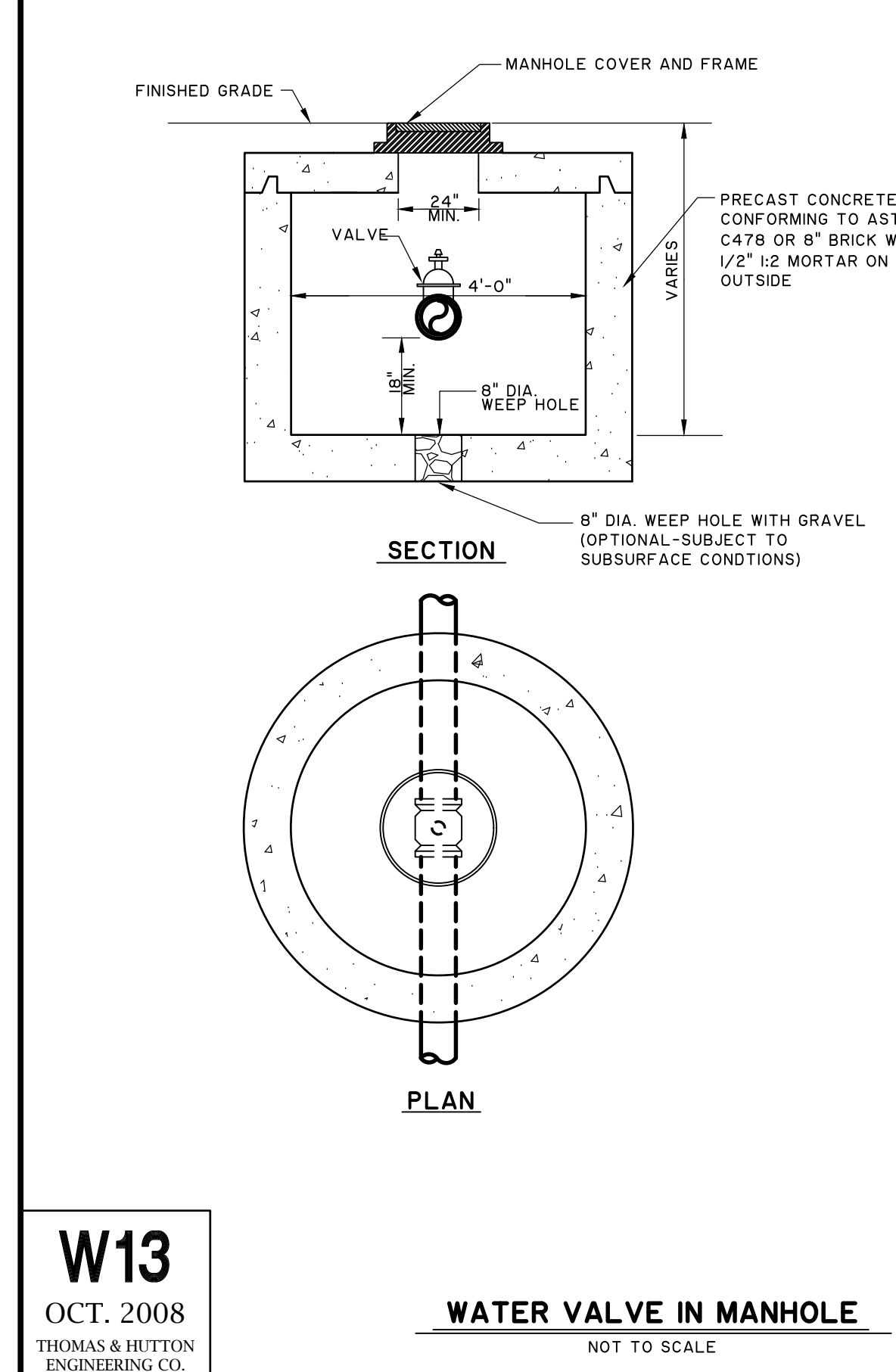
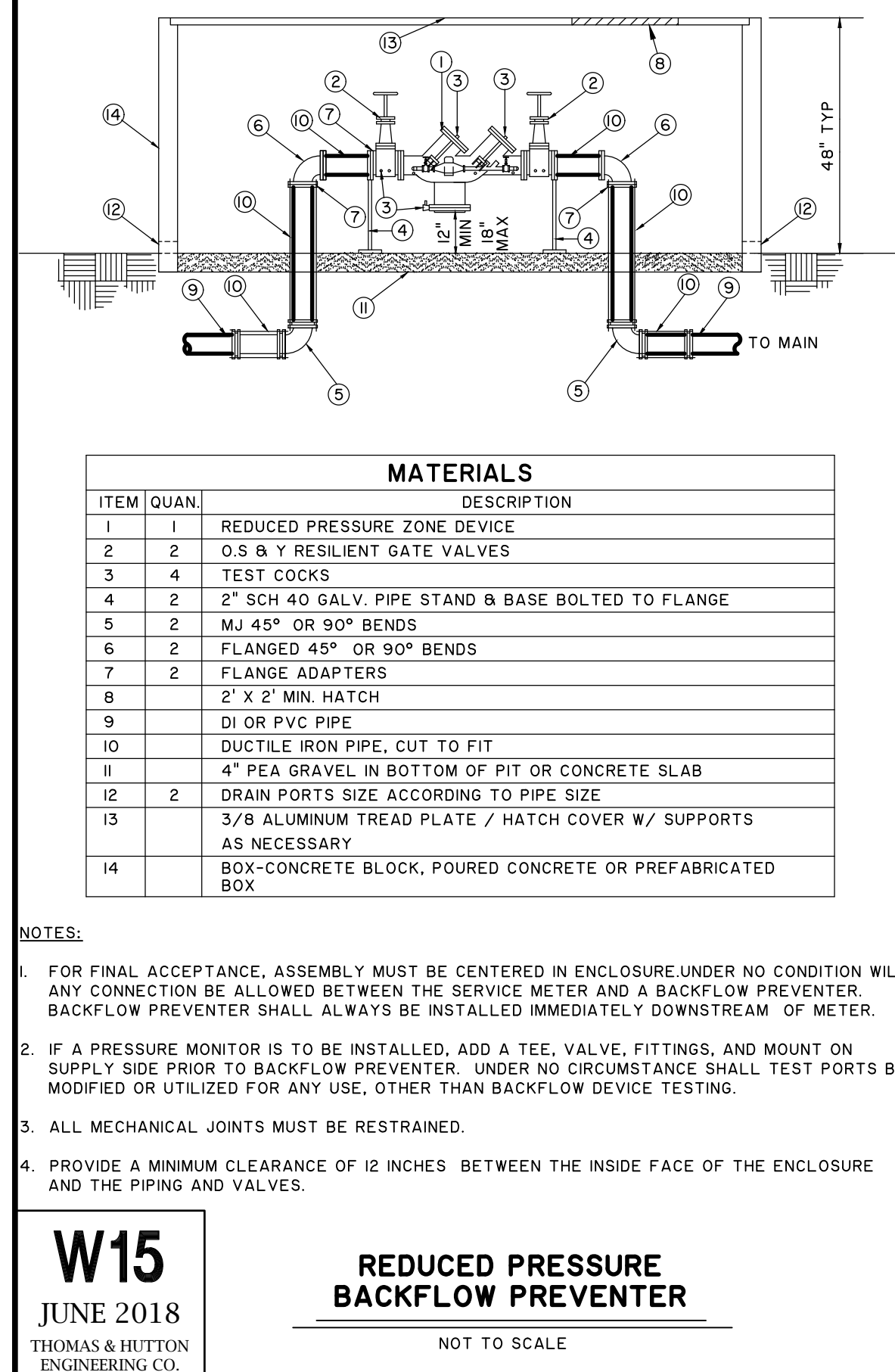
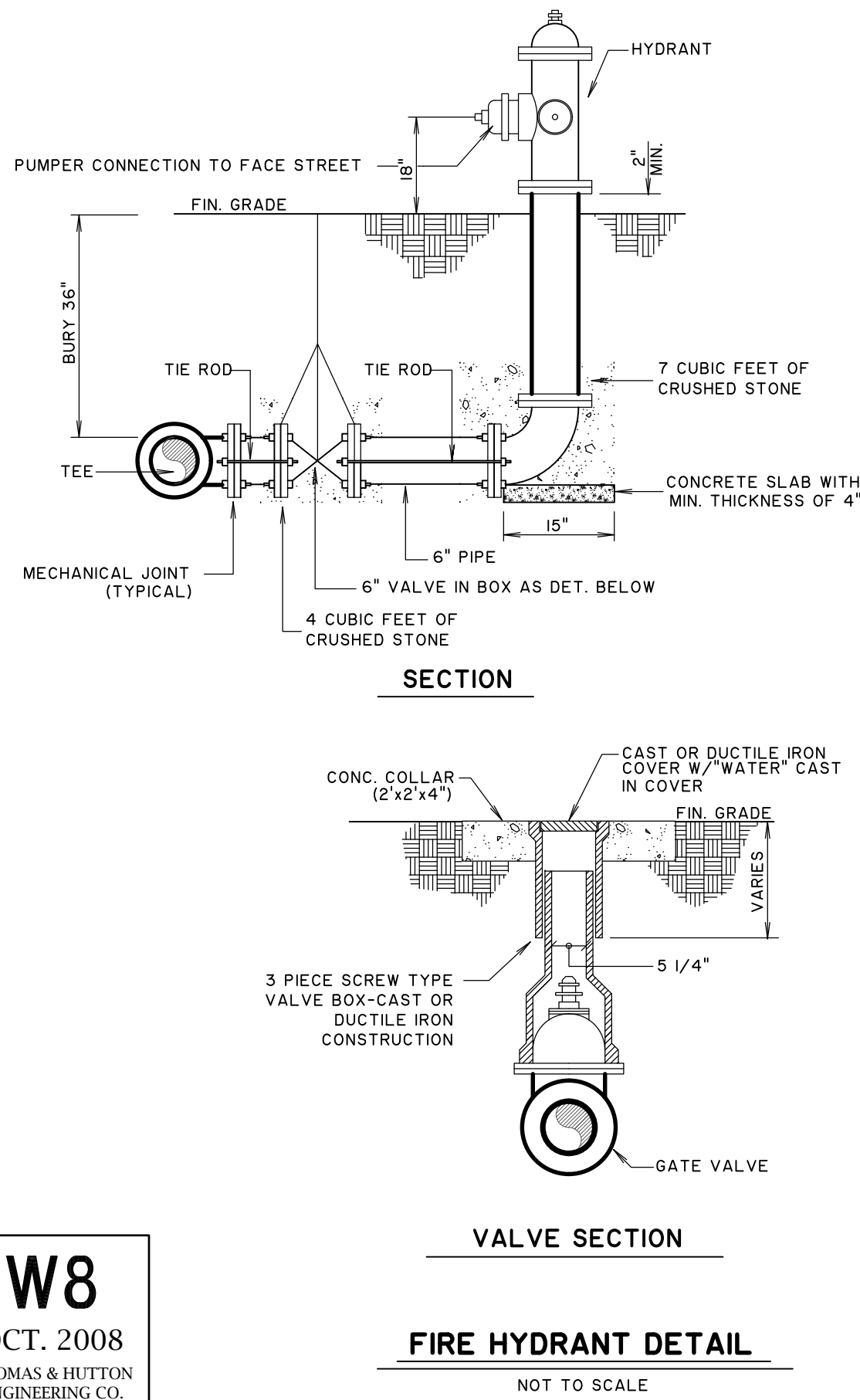
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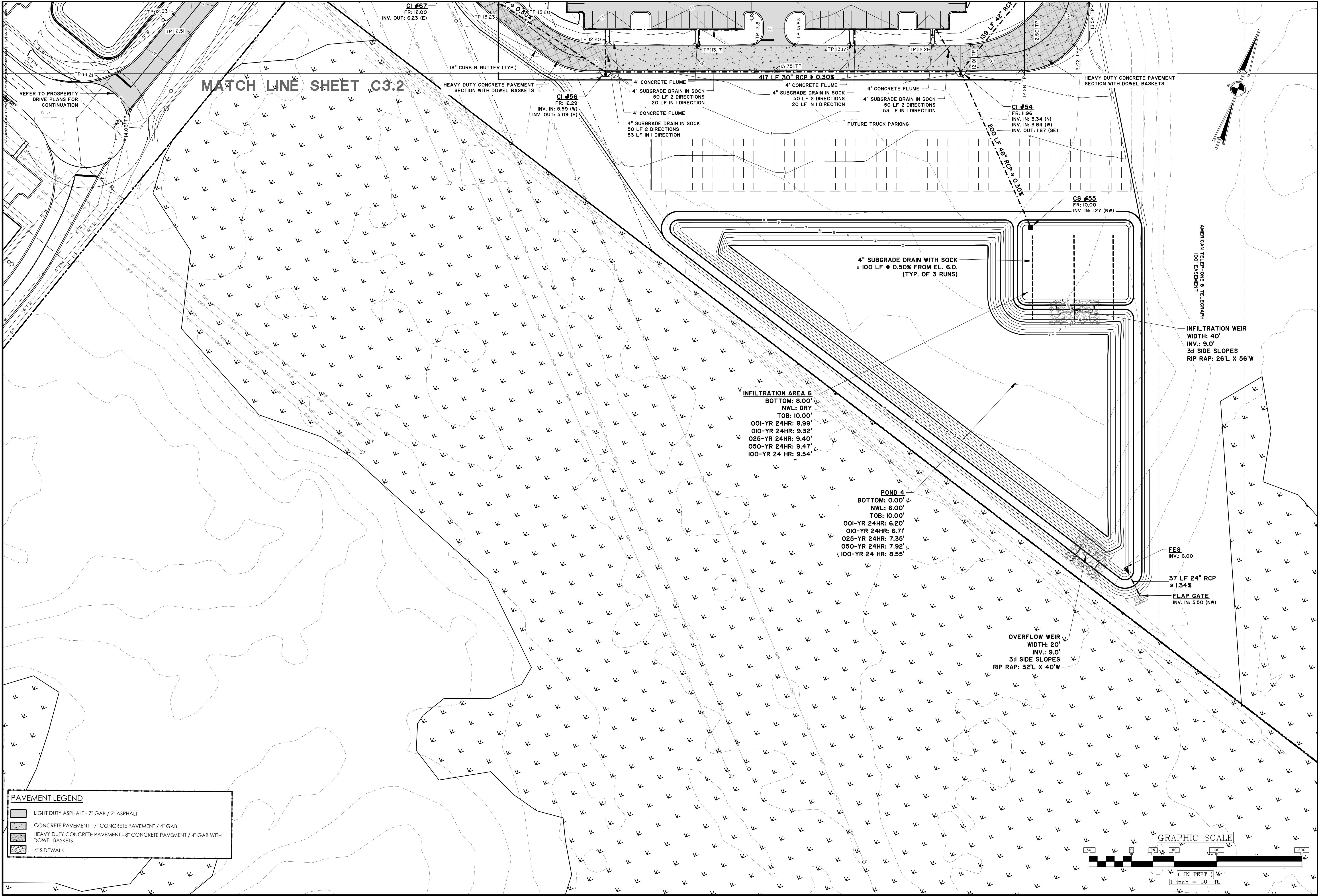
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WATER & SEWER PLAN

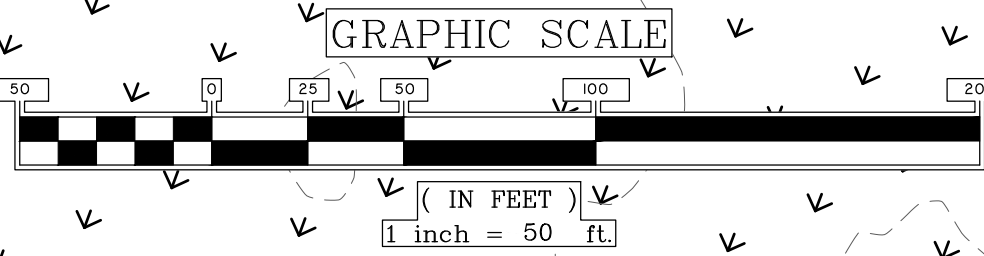
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APPROVED:	TW
SCALE:	1" = 50'

C2.2





PAVEMENT LEGEND	
	LIGHT DUTY ASPHALT - 7" GAB / 2" ASPHALT
	CONCRETE PAVEMENT - 7" CONCRETE PAVEMENT / 4" GAB
	HEAVY DUTY CONCRETE PAVEMENT - 8" CONCRETE PAVEMENT / 4" GAB WITH DOWEL BASKETS
	4" SIDEWALK



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JASON OWNE

5537 HWY 101

JOB NO: J-26350.0004

DATE: 03/05/2020

DRAWN: SRN

REVIEWED: JOC

APPROVED: TW

SCALE: 1" = 50'

MCCRANEY PROPERTY COMPANY

GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

PAVING GRADING & DRAINAGE PLAN

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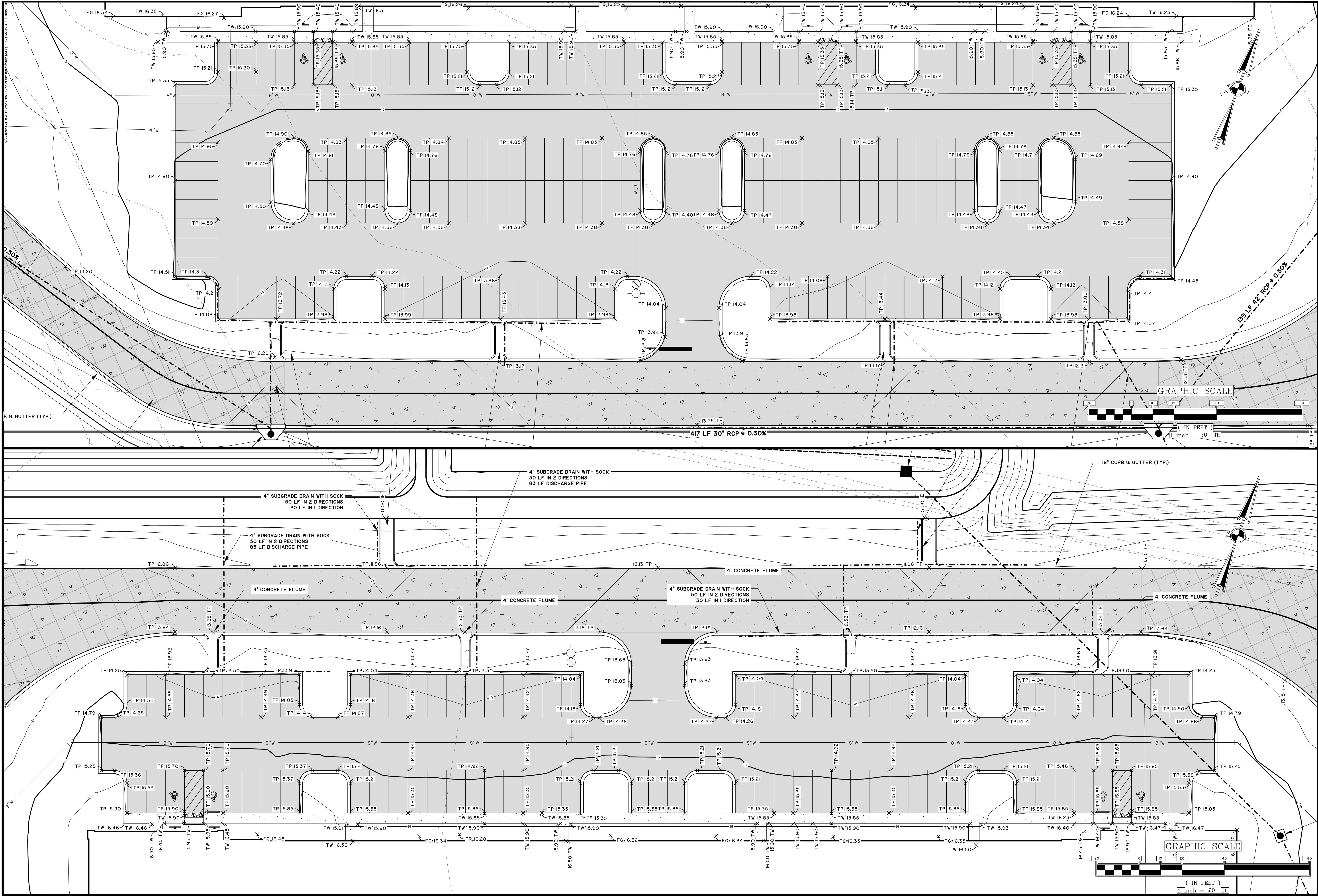
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C3.3



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GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

PAVING GRADING & DRAINAGE PLAN

JOB NO: J-26350.0004

DATE: 03/05/2020

DRAWN: SRN

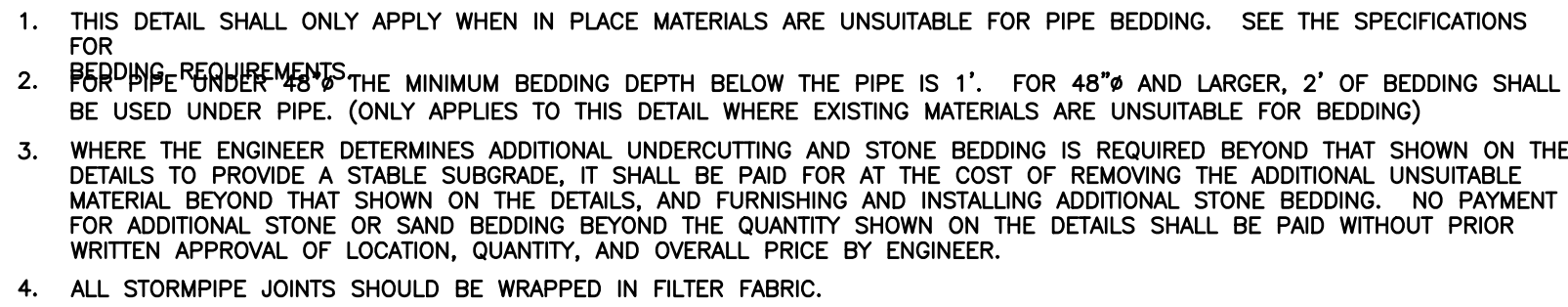
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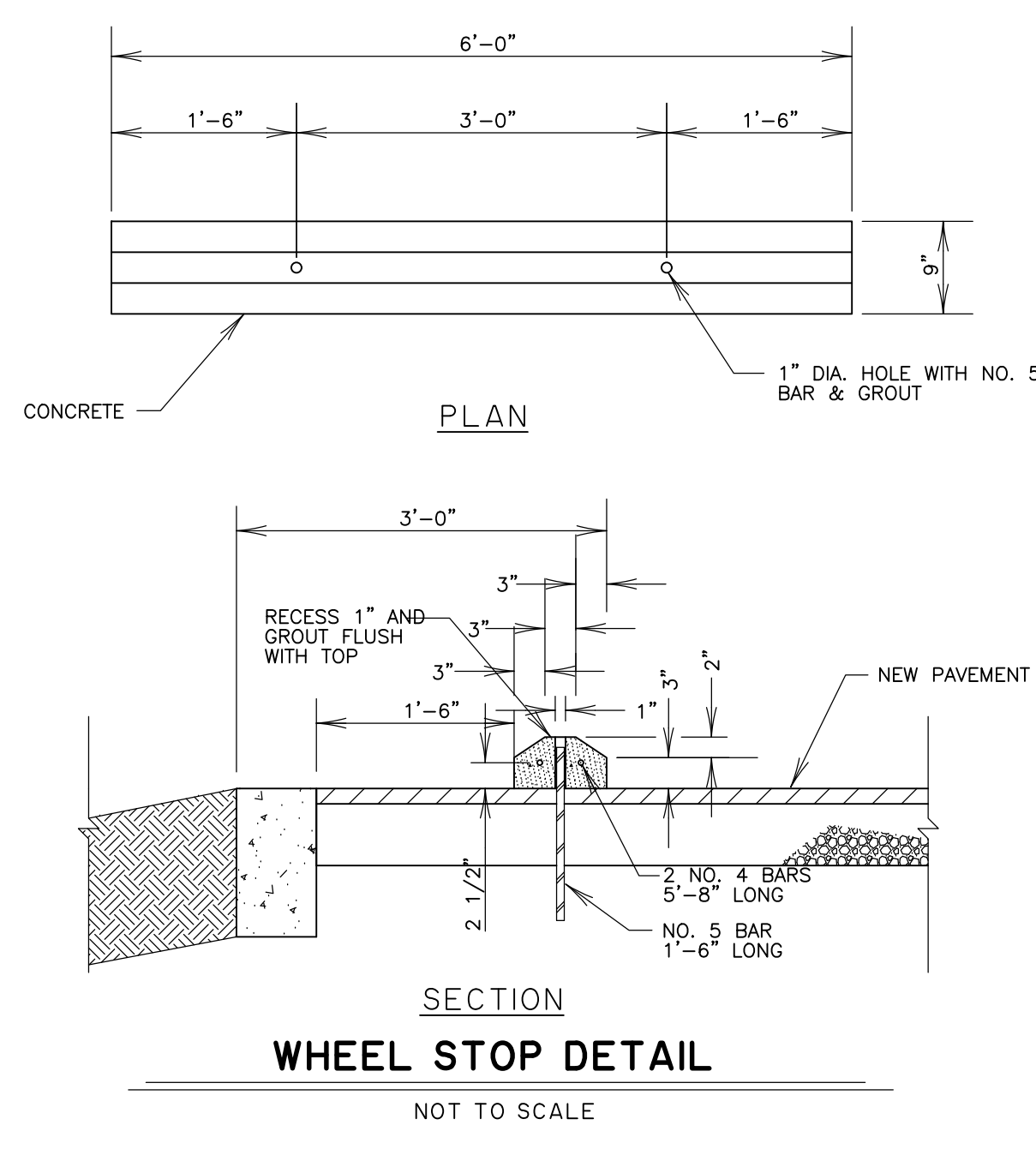
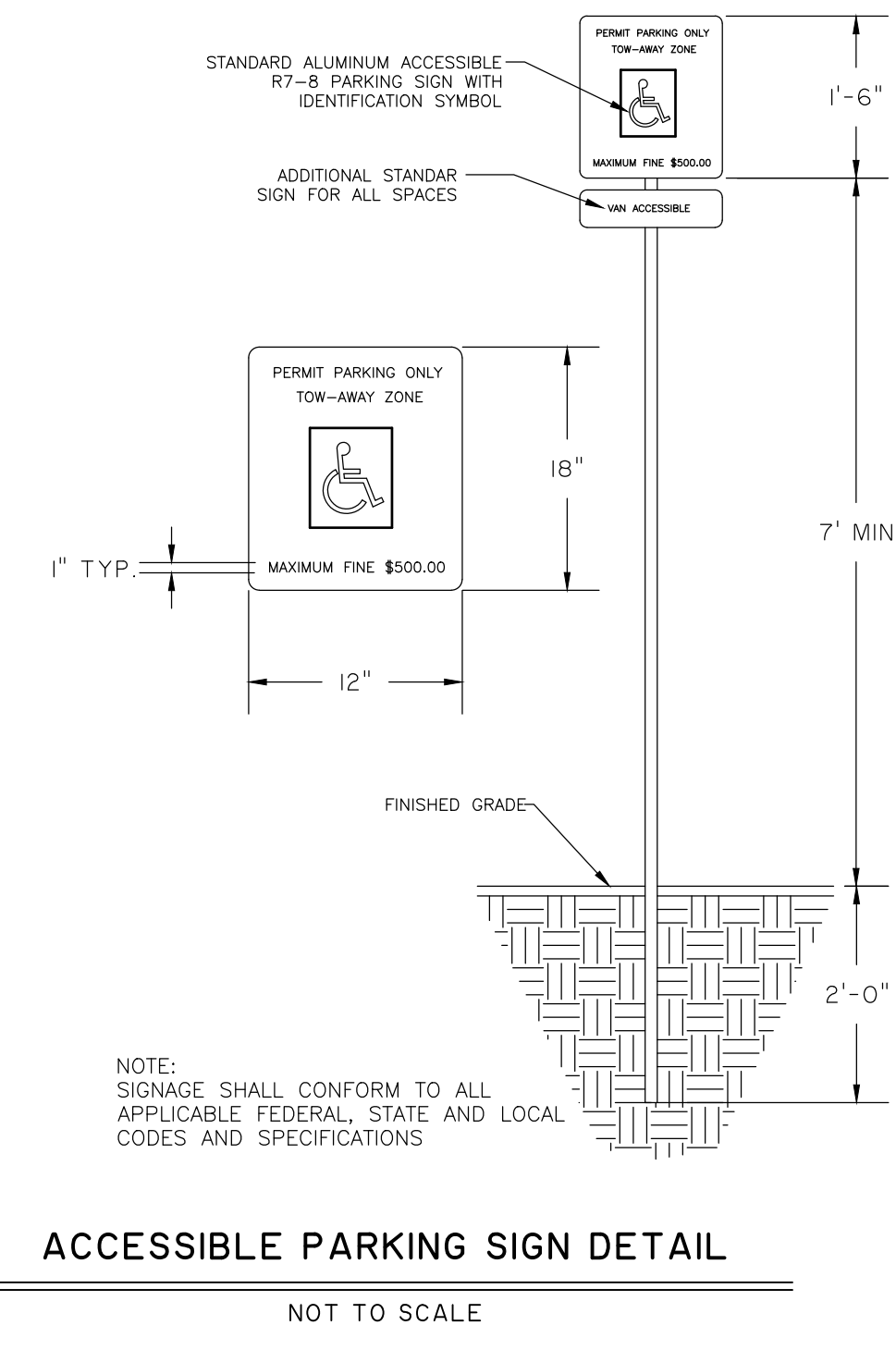
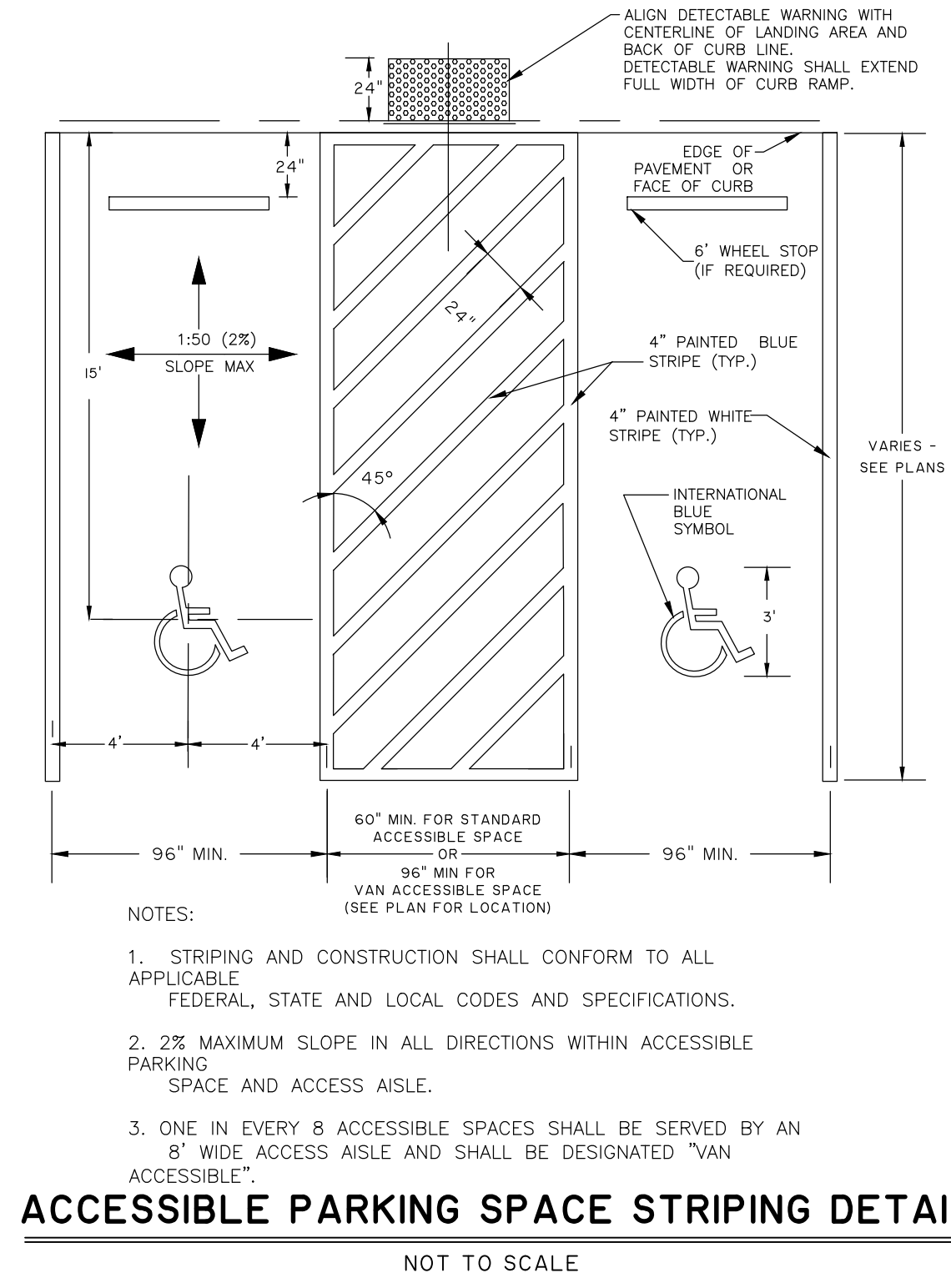
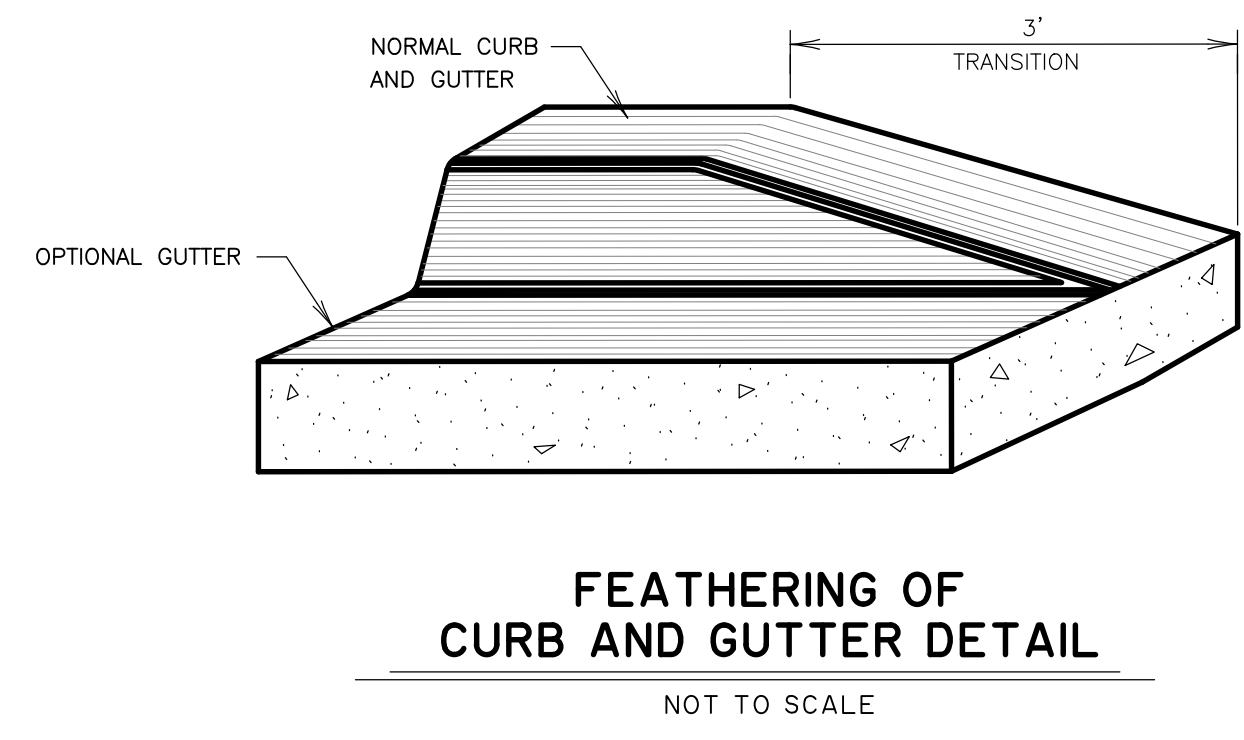
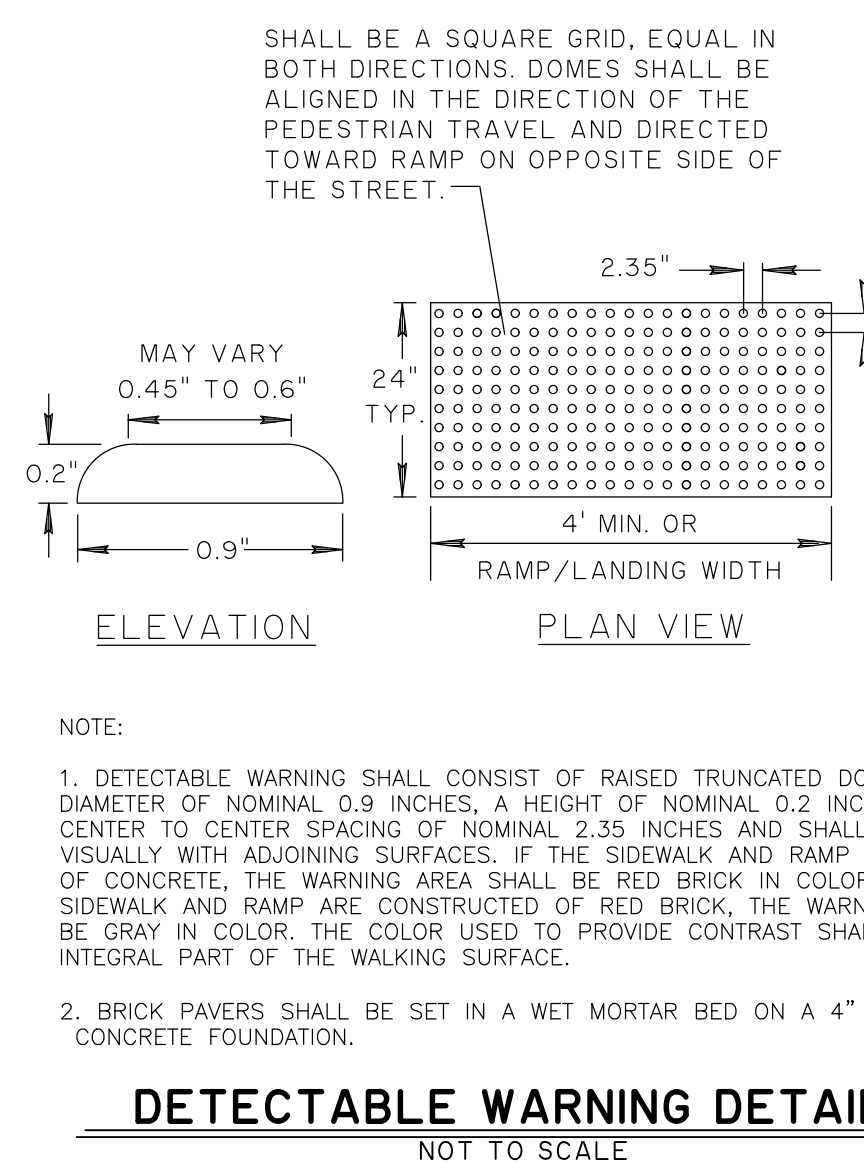
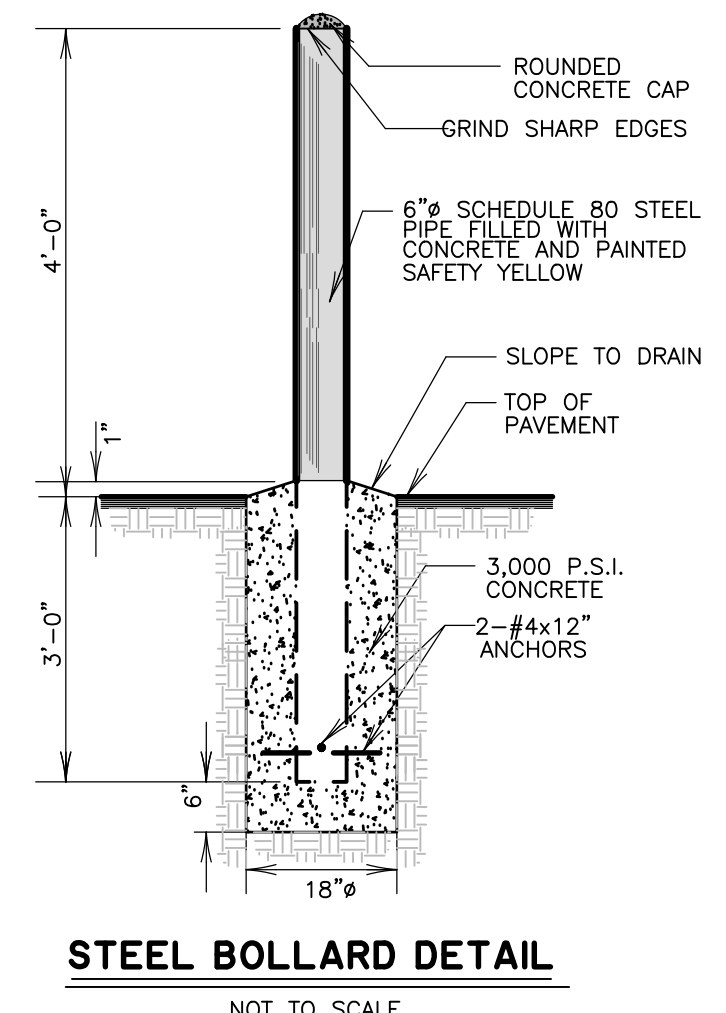
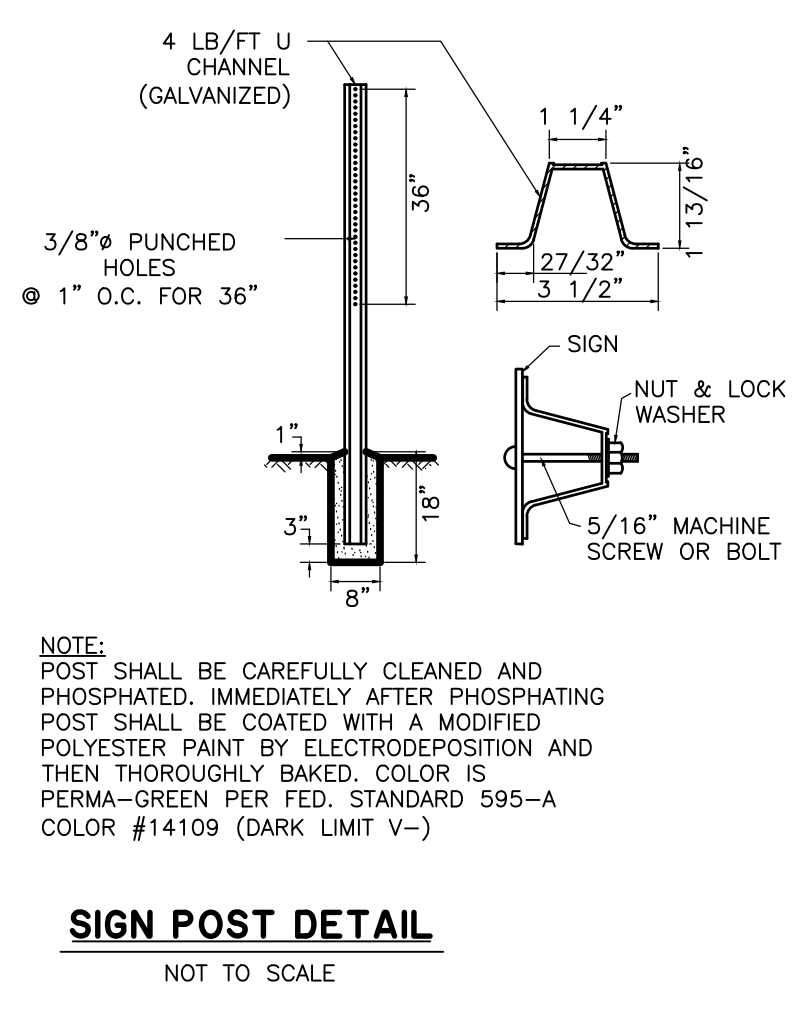
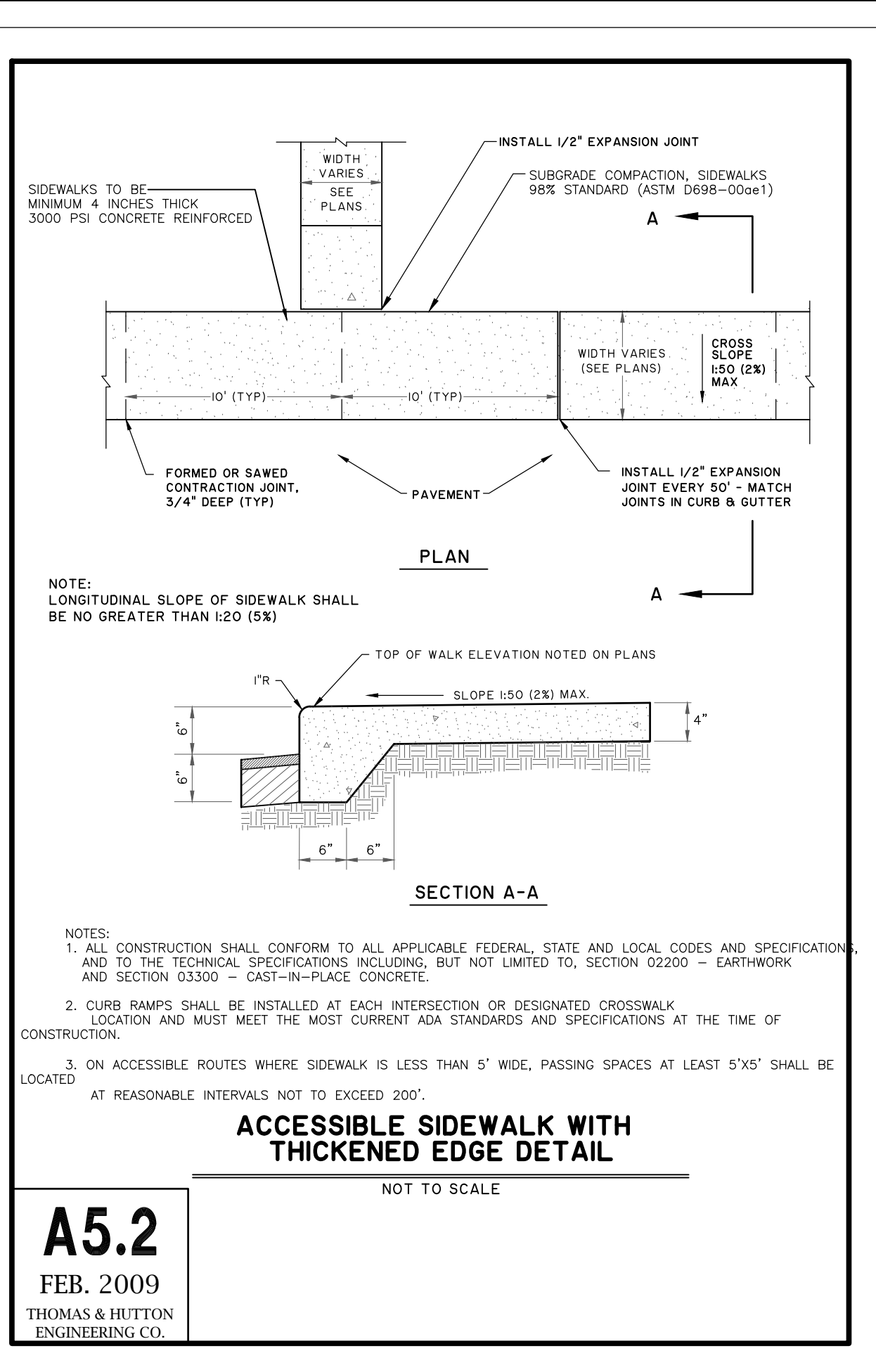
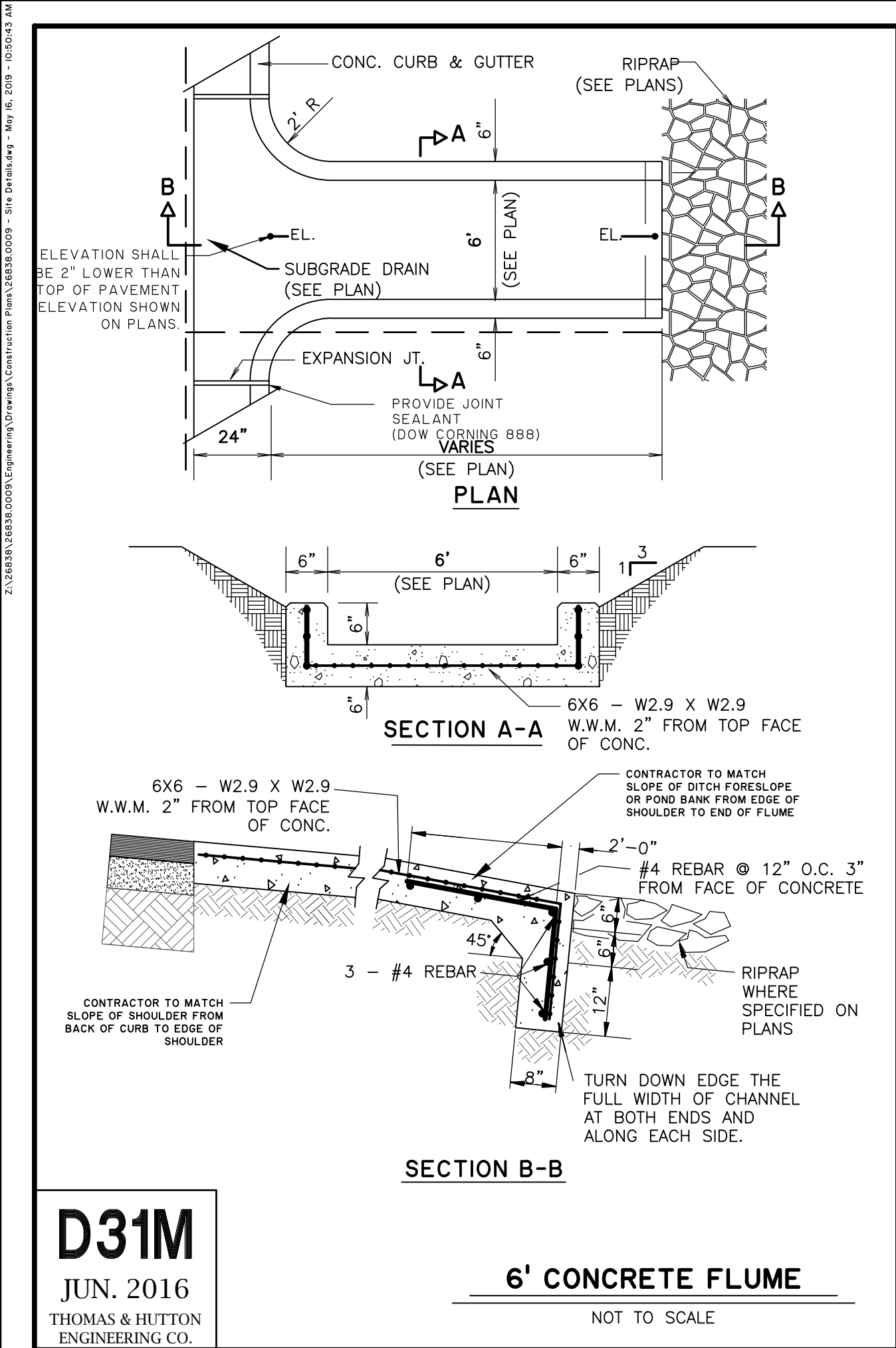
REVIEWED: JOC

APPROVED: TW

SCALE: AS NOTED

C3.4





GEORGIA

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MCCRANEY PROPERTY COMPANY

GARDEN CITY, GEORGIA

MCCRANEY GARRET BUILDING 4

PAVING GRADING & DRAINAGE

JOB NO: J-26350.0004

DATE: 03/05/2020

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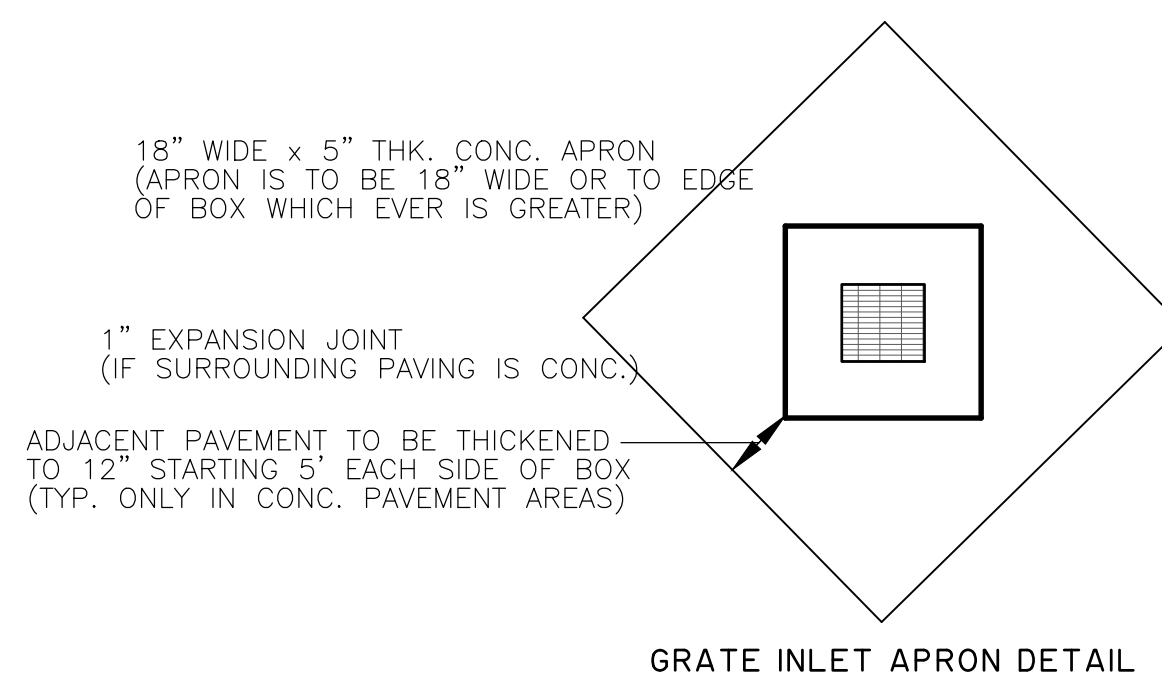
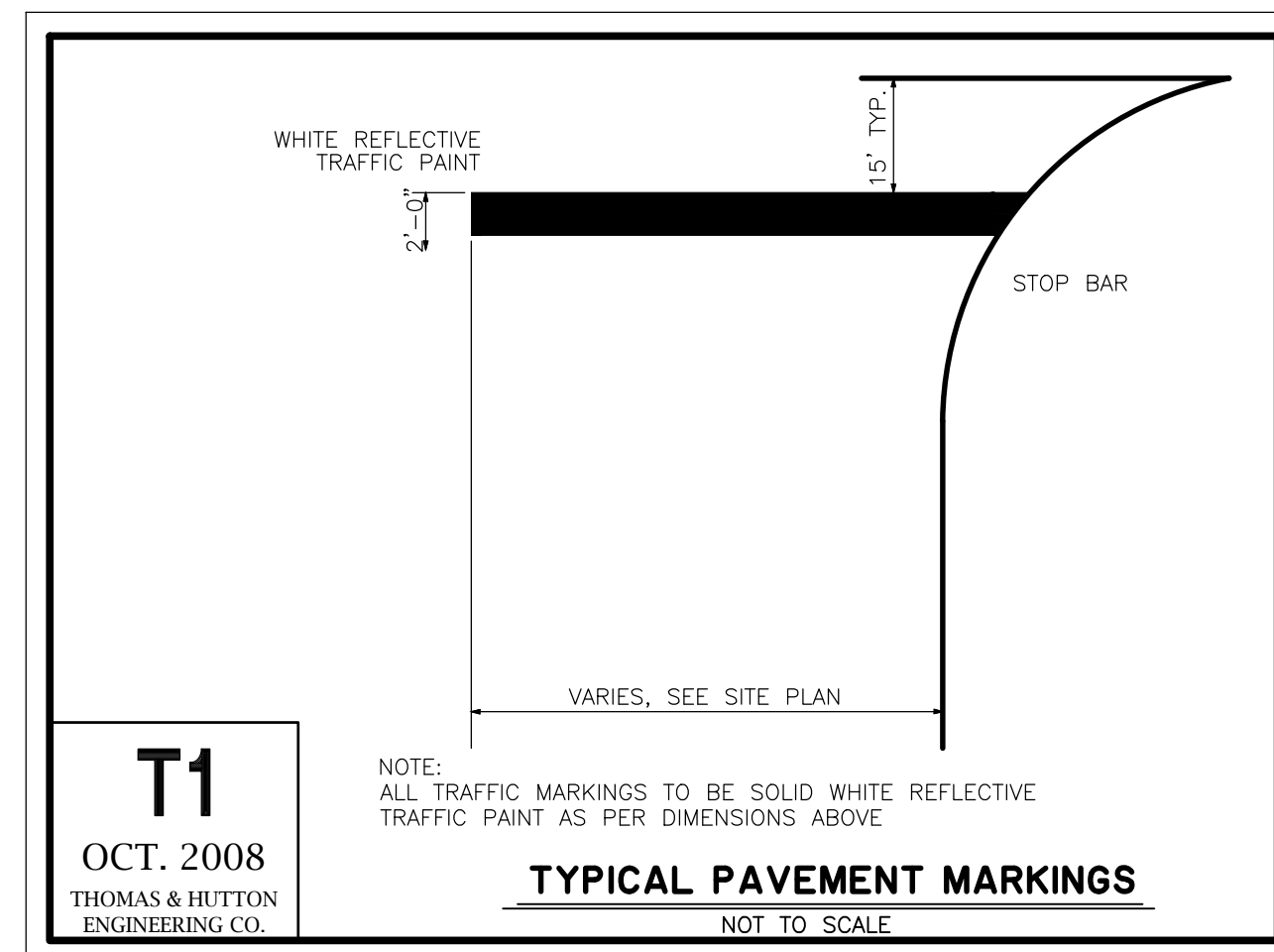
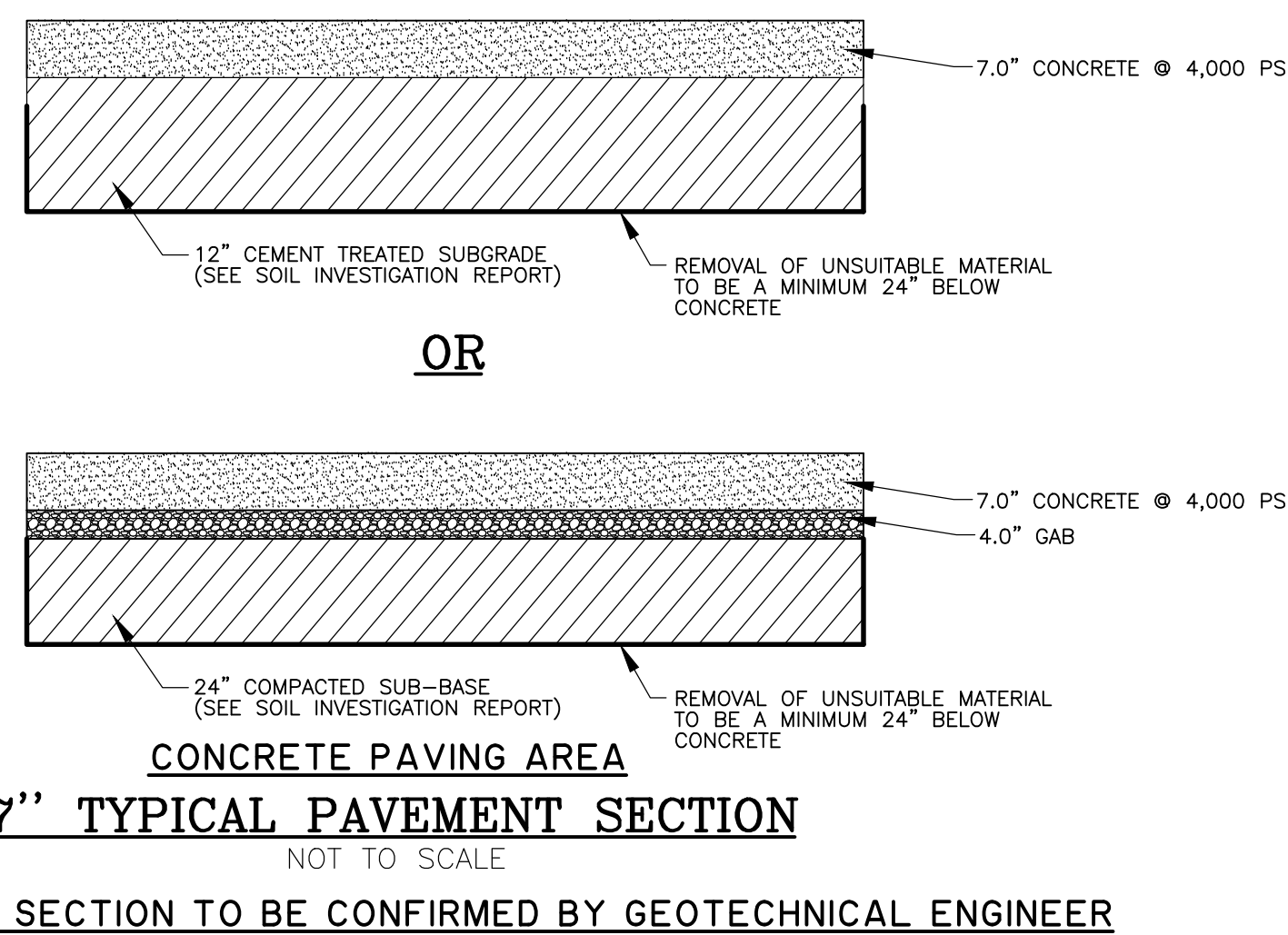
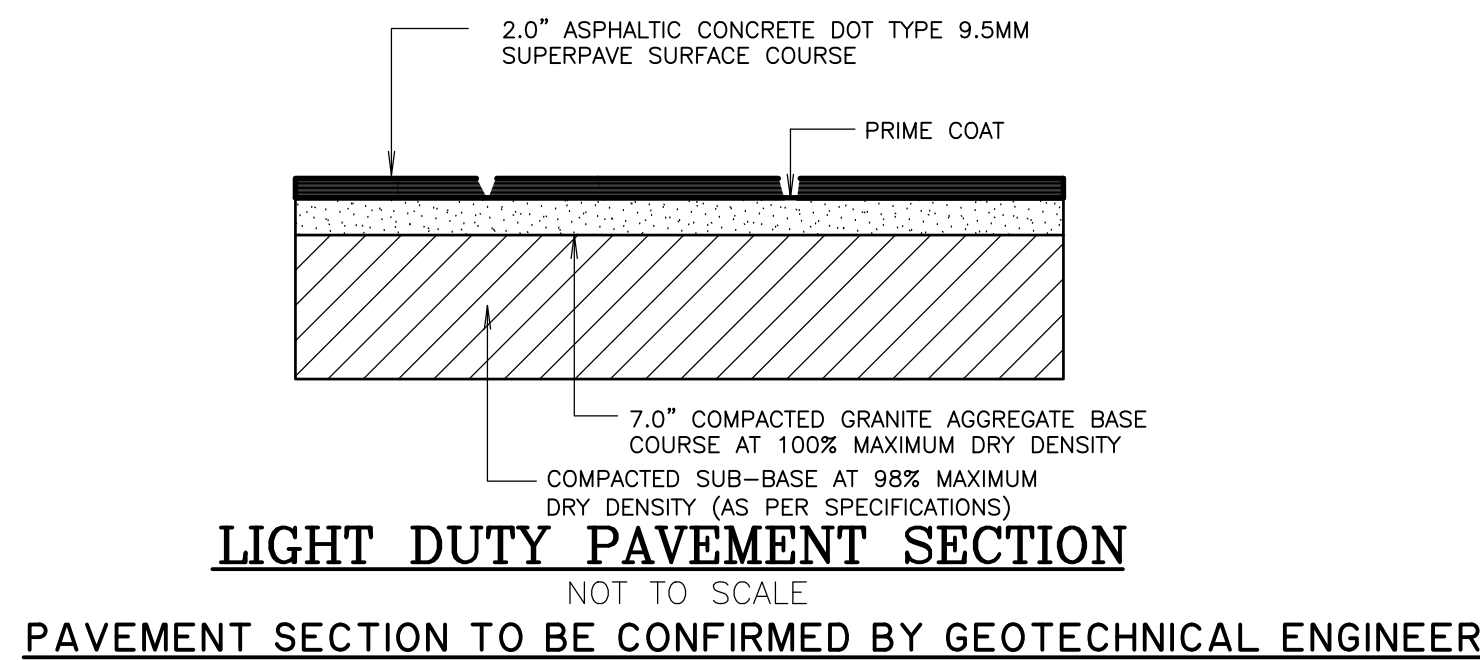
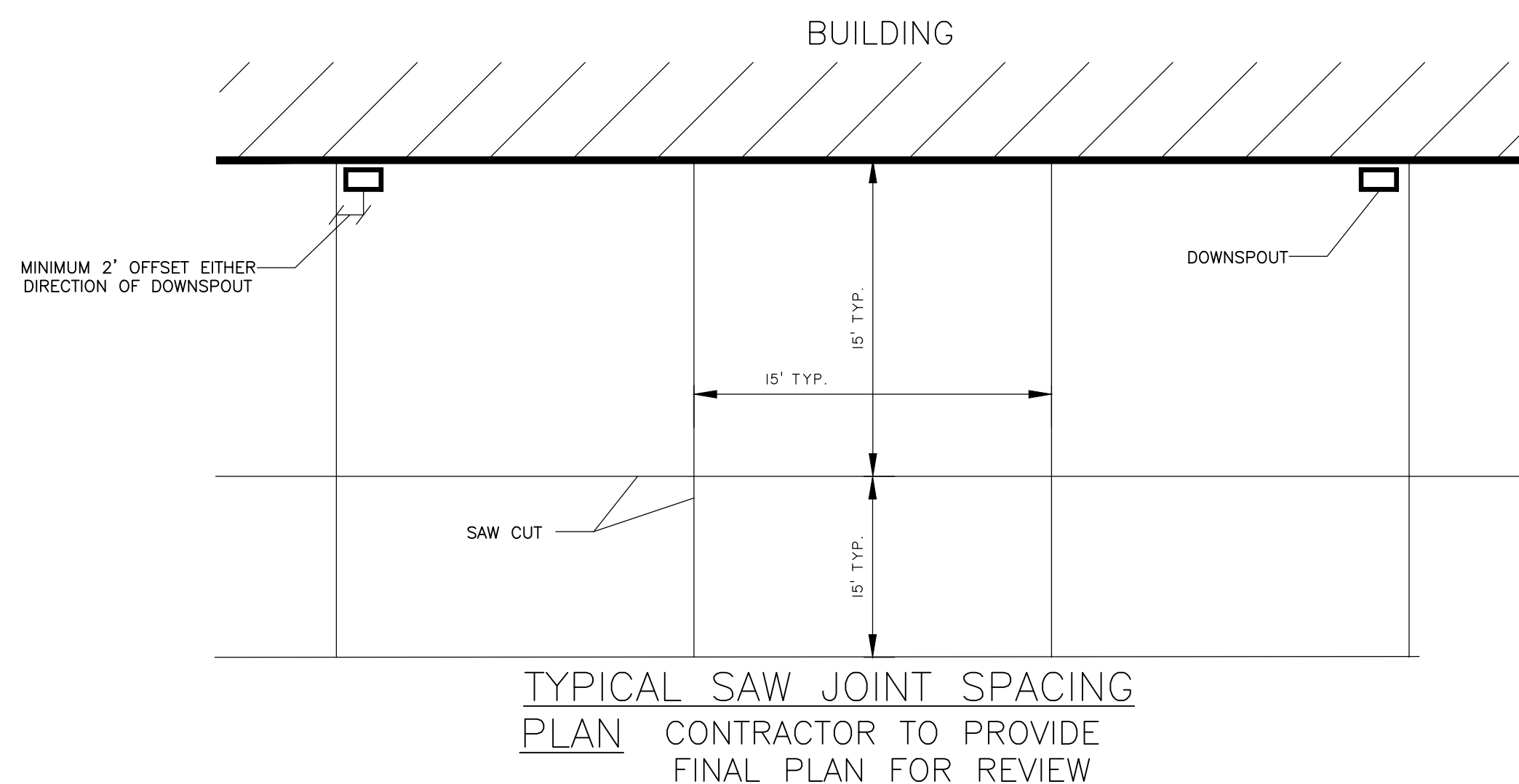
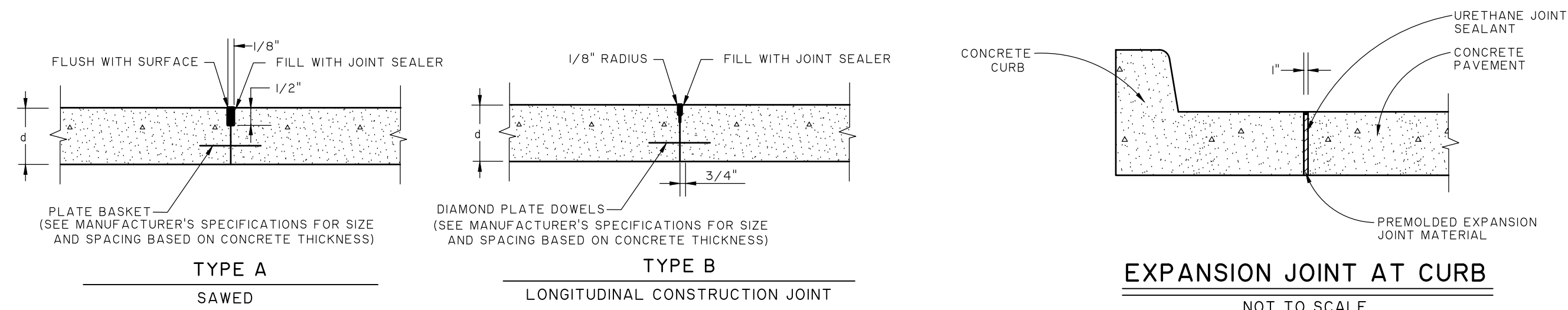
DESIGNED: SRN

REVIEWED: JOC

APPROVED: TW

SCALE: 1" = 1'

C3.8



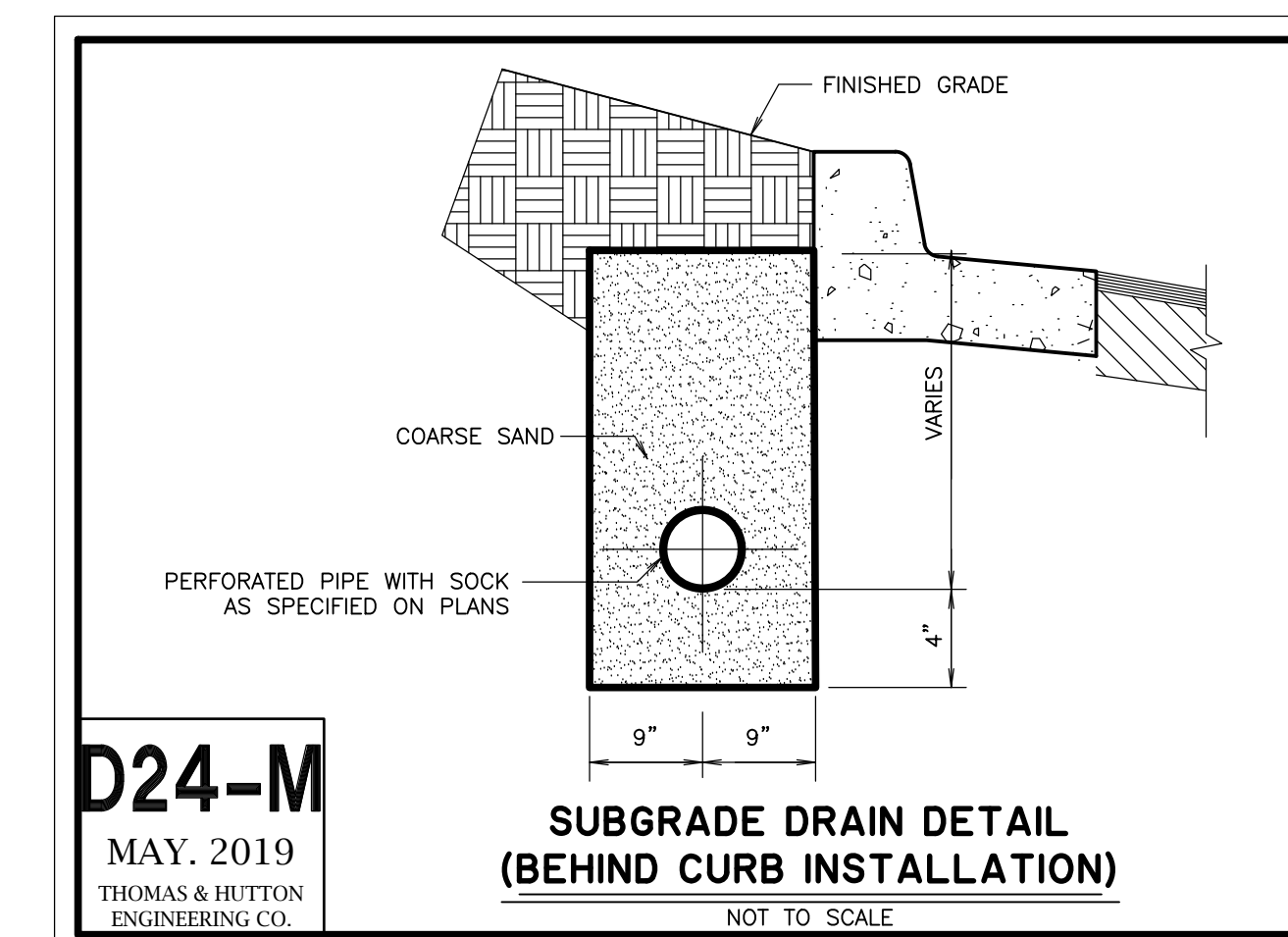
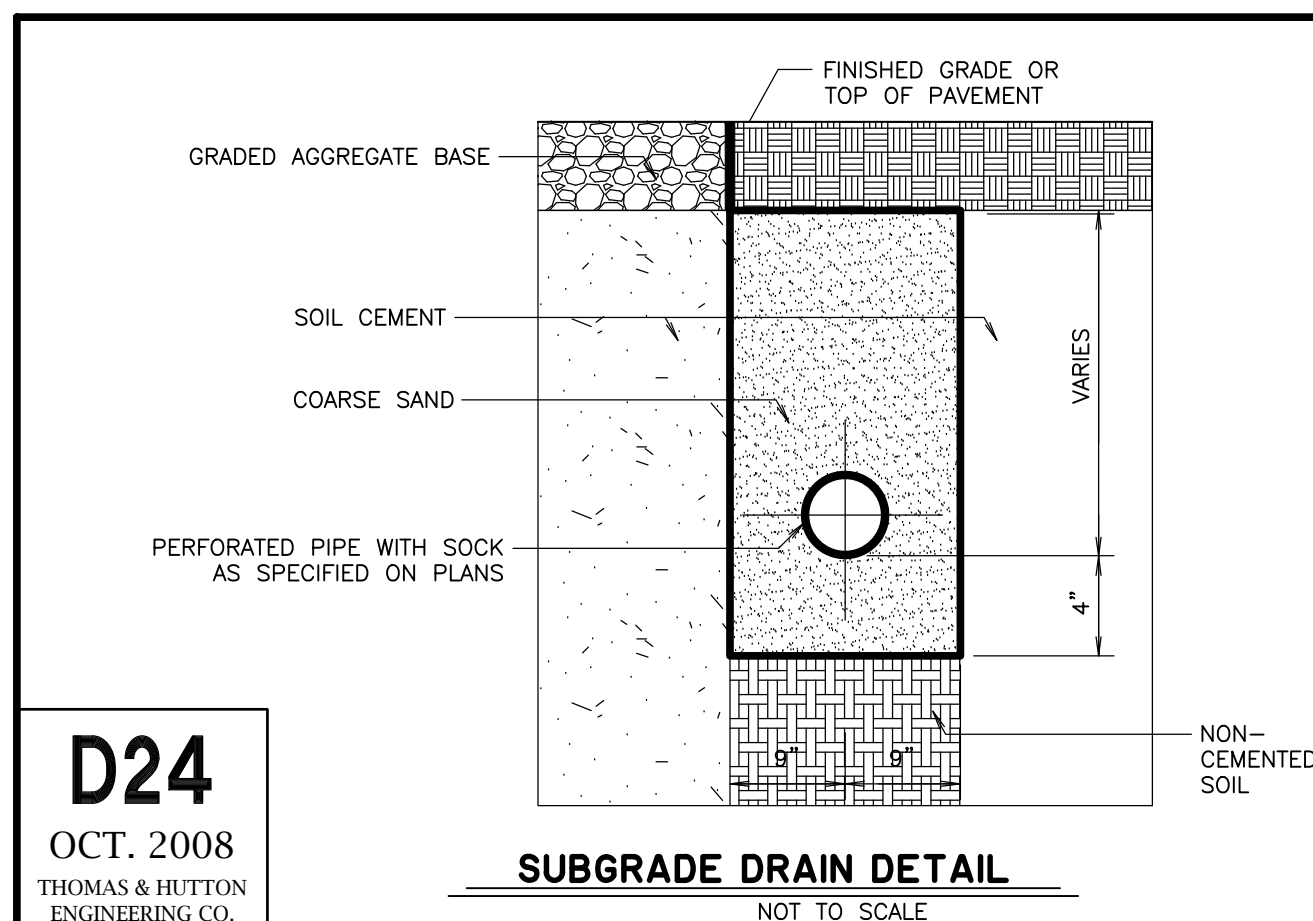
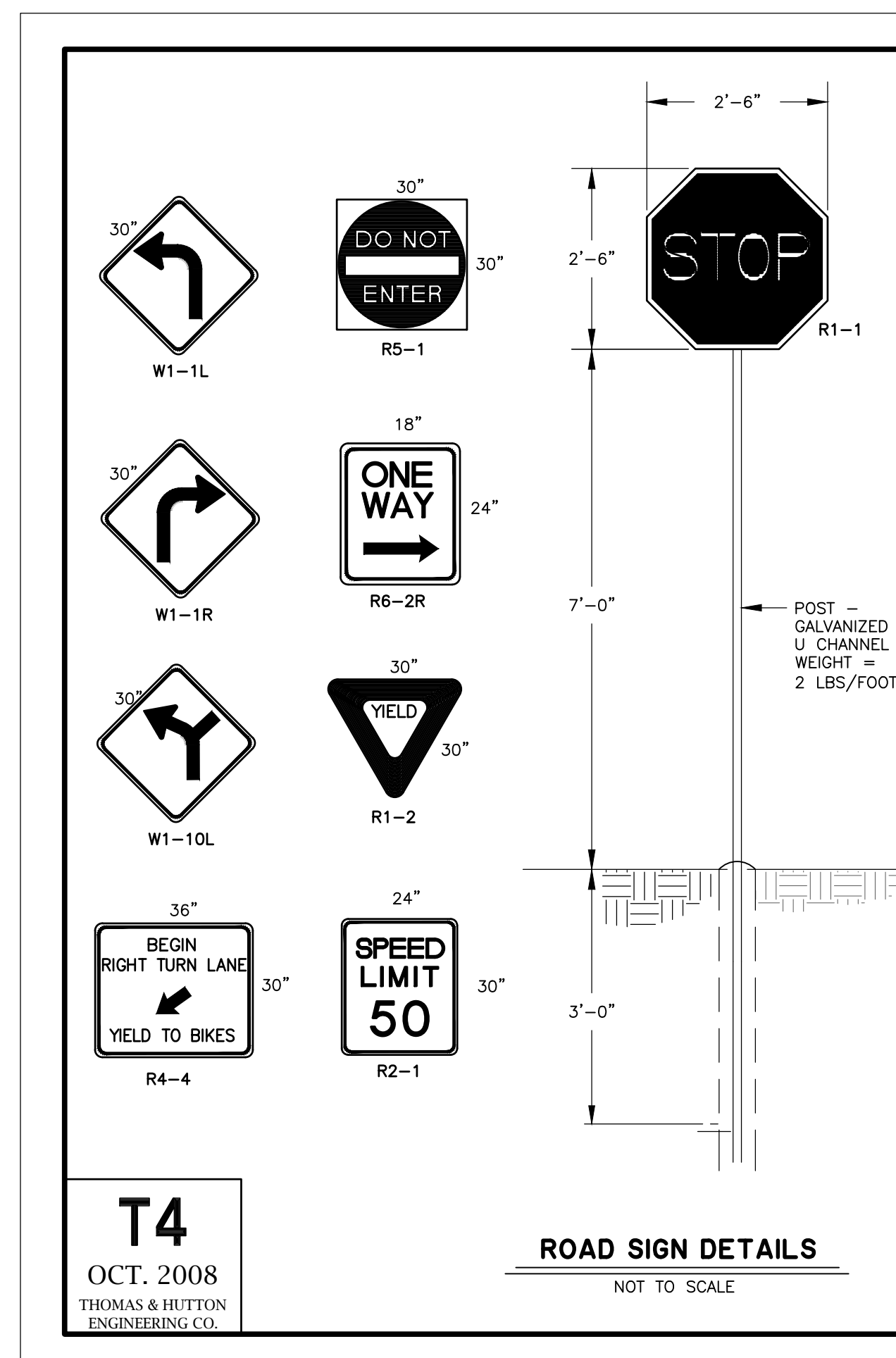
**NOTE: CONTRACTOR SHALL PROVIDE SAW JOINT PLAN TO
ENGINEER FOR APPROVAL**

1. ALL CATCH BASINS SHALL BE SEPARATED FROM THE PAVEMENT AND CURB BY BOXING OUT AROUND BASIN AS SHOWN ABOVE. EXPANSION JOINT MATERIAL SHALL RUN COMPLETELY THROUGH CURB AND SLAB. MANHOLE CASTINGS WITHIN THE PAVEMENT SHALL BE BOXED IN LIKE MANNER EXCEPT WHEN TELESCOPING TYPE CASTINGS ARE USED.
2. WHEN A JOINT FALLS WITHIN 5' OF OR BETWEEN CURBS, MANHOLES, OR OTHER STRUCTURES, SHORTEN THE JOINT OR PANELS TO EITHER SIDE OF THE JOINT TO FALL ON ROUND STRUCTURES AND AT OR BETWEEN CORNERS OF RECTANGULAR STRUCTURES.
3. ALL TRANSVERSE JOINTS MUST EXTEND THROUGH CURBS AND MUST BE CONTINUOUS ACROSS PAVEMENT. EXCEPT TIED TRANSVERSE CONSTRUCTION JOINTS. EXPANSION JOINTS WILL NOT BE REQUIRED EXCEPT AT STRUCTURES OR AS SHOWN ON THE PLANS.
4. ALL SOFT AND YIELDING MATERIAL AND OTHER PORTIONS OF THE SUBGRADE WHICH WILL NOT COMPACT READILY WHEN ROLLED OR TAMPED SHALL BE REMOVED AS DIRECTED AND REPLACED WITH SUITABLE MATERIAL PLACED AND COMPACTED.
5. THE SUBGRADE SHALL BE THOROUGHLY COMPACTED WITH SUITABLE EQUIPMENT TO HAVE UNIFORM DENSITY AT MOISTURE CONTENTS OF NOT LESS THAN STANDARD OPTIMUM(AASHTO 99) ALL SEWER TRENCHES AND STRUCTURE EXCAVATIONS SHALL BE BACKFILLED TO NATURAL OR FINISHED GRADE AS SOON AS CONDITIONS PERMIT. ALL BACKFILL SHALL BE COMPACTED WITH MECHANICAL TAMPERS TO NOT OVER 6" COORDINATE MATERIAL IN ORDER TO PREVENT DIFFERENTIAL HEAVE THE BACKFILL MATERIAL SHALL BE THE SAME MATERIAL AS THE SUBGRADE ADJACENT TO THE TRENCH.
6. THE MINIMUM CEMENT CONTENT SHALL NOT BE LESS THAN 6.0 SACKS (94 lb. PER SACK) PER cu. yd. OF CONCRETE. THE MAXIMUM SIZE AGGREGATE SHALL NOT EXCEED 1/4 OF THE MINIMUM CROSS SECTION. THE MAXIMUM SLAB THICKNESS SHALL NOT EXCEED 12" ALL CONCRETE SHALL BE ENTRAINED IN ACCORDANCE WITH THE FOLLOWING TABLE:

MAX. SIZE OF COARSE AGGREGATE, INCHES	AIR CONTENT, PER CENT BY VOLUME
1-1/2, 2	5 ± 1
3/4, 1	6 ± 1
3/8, 1/2	7-1/2 ± 1

CONCRETE PAVEMENT DETAILS

NOT TO SCALE

[illegible]